

# STAFF REPORT

OLD CUTLER PRESBYTERIAN CHURCH, INC.  
(MIAMI-DADE COUNTY FIRE RESCUE DEPARTMENT)

VPB-14-007



### **C. ZONING HEARING HISTORY**

**On August 24, 1983**, pursuant to **Resolution No. 4-ZAB-287-83**, Old Cutler Presbyterian Church, Inc., appeared before the Metropolitan Dade County Zoning Appeals Board, and applied for a Special Exception to permit the expansion of an existing church and Sunday School, by incorporating additional property lying to the north; such property to the north is proposed for a two-story youth activities building with a floor area of 26,200 square feet; and a proposed parish house with a floor area of 8,740 square feet; and to permit the expansion of the existing use by including a day nursery, pre-school, after school care, and kindergarten; and to expand the existing administrative, fellowship hall, and Sunday School classroom buildings by constructing 11,160 square feet of floor area for the proposed kindergarten and day nursery, and pre-school. This application was denied.

**On October 31, 1983**, pursuant to **Resolution No. Z-193-83**, Old Cutler Presbyterian Church, Inc., appeared before the Dade County Board of County Commissioners, and applied for a Special Exception to permit the expansion of an existing church and Sunday School, by incorporating additional property lying to the north; such property to the north is proposed for a two-story youth activities building with a floor area of 26,200 square feet; and a proposed parish house with a floor area of 8,740 square feet; and to permit the expansion of the existing use by including a day nursery, pre-school, after school care, and kindergarten; and to expand the existing administrative, fellowship hall, and Sunday School classroom buildings by constructing 11,160 square feet of floor area for the proposed kindergarten and day nursery, and pre-school. This application was approved.

The history research revealed other zoning actions that occurred prior to the current owner's acquisition of the lot in question. That transfer of ownership occurred via quick claim deed in and around 1981. The zoning actions that predate that acquisition appear to speak more particularly to the parcels south of the subject property. As such, those actions are not enumerated in this staff report but are included in the back-up for point of reference.

### **D. NEIGHBORHOOD CHARACTERISTICS**

<b>ZONING</b>	<b>LAND USE DESIGNATION</b>
<b>Subject Property:</b> E-1; One Acre Estate SFR	Low Density Residential
<b>Surrounding Properties:</b> NORTH: E-1; One Acre Estate SFR	Low Density Residential
EAST: E-1; One Acre Estate SFR	Low Density Residential
SOUTH: E-1; One Acre Estate SFR	Low Density Residential
WEST: E-1; One Acre Estate SFR	Low Density Residential

## **E. ANALYSIS**

Section 30-50.21 of the Village's Land Development Code, provides a procedure for the Village Council to authorize on lands: fire stations, public parks, playgrounds, buildings, and other ancillary structures and uses, without regard to the zoning or use classification of any particular site. In approving a government facility site plan, the Council should take into consideration the type of function involved, the public need therefore, the existing land use pattern in the area, alternative locations for the facility, and the nature of the impact of the facility to the surrounding properties. These criterion are addressed below.

Those criterion addressing function, need, and location are addressed in the Background Section of this report which is hereby incorporated into this analysis by reference. The area itself is residential in nature which further impedes the ease with which to identify a property to site such a facility. This property is preferred because it has direct access to Old Cutler Road, is a corner lot, and is adjacent to another existing non-residential use. Further, the relative scale of the proposed construction is in keeping with surrounding buildings. Availability of other sites was limited as addressed above. For years Fire Rescue tried to secure a portion of land at the USDA property, however all such attempts failed to pass the United States Congress, whose vote was required for such a sale.

On September 22, 2014 the Mayor and Village Council conditionally approved a fire rescue facility for the property at 14200 Old Cutler Road. That property is across the street from the parcel subject to this report. Staff's recommendation for the 14200 property, which was incorporated into the Mayor and Councils final order, included conditions regarding the location of a dumpster and an entrance gate. It is not clear at this time whether Fire Rescue will be able to accommodate those conditions for that site. The site under consideration in this report does not possess those same challenges, is larger and appears to be more functional.

Policy 1.1.6 of the Future Land Use Element of the Village's Comprehensive Plan permits small-scale public facilities to be located within all residential land use designations. The property in question is designated Low Density Residential land use. The proposed use in question may be considered a small-scale public facility.

Although not required, staff, in reviewing the applicant's submittal, relied upon the provisions at Code Sections 30-30.5 and 30-100, to guide the appropriateness of the proposed site plan. This was done given the residential nature of the surrounding community to ensure minimum impact as well as to ensure maximum compliance with adopted development standards. That review found the site plan to be substantially in compliance. More specifically, the structure as proposal poses no additional impact on the surrounding community as it meets all setback requirements of the underlying zoning district. All landscaping and site plan improvements conform with current Code provisions. Given the above, the request appears to satisfy the considerations delineated under Section 30-50.21(a)(2). To minimize any unanticipated impacts of such a facility, staff recommends

enhanced landscape features around the perimeter of the property and for the facility to operate under "Quiet Running" procedures.

**F. NEIGHBORHOOD SERVICES**

Code Compliance	No Objection
DERM	Required
Building and Capital Projects	Required
Public Works	As conditioned

**G. RECOMMENDATION:**

Staff recommends approval, under Section 30-50.21 of the Land Development Code, to allow plans entitled "Miami-Dade Fire Rescue 2-Bay Station," dated stamped September 11, 2014, as prepared by Angel H. Lamela, with the following conditions:

- 1) The application shall comply with any recommendations provided by the Village of Palmetto Bay's Department of Public Works.
- 2) The fire rescue facility shall utilize "Quiet Running" procedures to minimize noise impacts to the neighborhood.
- 3) Applicant shall provide a signed sealed survey of the property for inclusion into the zoning application file.
- 4) Additional landscaping shall be applied along the north property line to soften and screen the fire rescue facility.



Darby Delsalle, AICP, Director  
Department of Planning & Zoning



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RESOLUTION NO \_\_\_\_\_

ZONING APPLICATION VPB-14-007

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO A PUBLIC HEARING TO ALLOW FOR A PUBLIC FACILITY USE AT THE SOUTHEAST CORNER OF OLD CUTLER ROAD AND SW 142 TERRACE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, quick and responsive fire rescue services are essential to ensure the health, life and safety to the citizens it serves; and

WHEREAS, Miami-Dade Fire Rescue Department has identified the need to locate a fire rescue facility in the northeast quadrant of the Village of Palmetto Bay in order to reduce rescue response times; and

WHEREAS, for nearly ten (10) years, the Miami-Dade Fire Rescue Department and the Village of Palmetto Bay have collaborated to identify and secure a fire rescue facility on the northeast side of the Village; and

WHEREAS, after several attempts throughout that area, Miami-Dade Fire Rescue Department found a property at the southeast corner of Old Cutler Road and SW 142 Terrace that meets their requirements to accommodate such a facility and reduce response times, and has a willing seller; and

WHEREAS, the Mayor and Village Council desire to approve the establishment of a fire rescue facility and associated site plan for the property located at the southeast corner of Old Cutler Road and SW 142 Terrace as more specifically described below.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. A hearing on the present application was held on October 20, 2014, in accordance with section 30-50.21 of the Village's Code of Ordinances. Pursuant to the hearing, the Mayor and Village Council make the following findings of fact, and conclusions of law.

Section 2. Findings of fact.

1. The subject property is located at the southeast corner of Old Cutler Road and SW 142 Terrace, Palmetto Bay, Florida, as more specifically described as:

Lot 8 of Sunny South Acres Subdivision as recorded in Plat Book 58 Page 40 of the public records of Dade County, Florida, on the 11<sup>th</sup> day of March, 1954.

1           2.       The above whereas clauses incorporated herein are true.  
2

3           3.       The requested site plan is consistent with the Village's Comprehensive Plan, as  
4 further specified in the Analysis Section of the Village's staff report.  
5

6           4.       The rules that govern the conditions upon which a public facility are established is  
7 located at Section 30-50.21. After hearing the Applicant and applicant's experts, the Village Council  
8 found the request consistent with those standards.  
9

10          5.       The Village Council accepts the findings of staff as so presented in the written  
11 analysis and as presented at the hearing as it relates to compliance with the Village's Code, the  
12 findings of the Village's Public Works Department, and the email from the Traffic Engineering  
13 Division of Miami-Dade County.  
14

15          6.       The Village adopts and incorporates by reference the Planning & Zoning  
16 Department staff report, which expert report is considered competent substantial evidence.  
17

18          7.       The Village Council did not have any substantive disclosures regarding ex-parte  
19 communications and the applicant did not raise any objections as to the form or content of any  
20 disclosures by the Council.  
21

22          8.       The Applicant has agreed to all proposed modifications and conditions in the  
23 Section entitled, "Order."  
24

25           **Section 3.**     Conclusions of law.  
26

27          1.       The Application is in compliance with the adopted 2009, Village of Palmetto Bay  
28 Comprehensive Plan and Future Land Use Map.  
29

30          2.       The standard of review for a public (fire rescue) facility is found at 30-50.21 of the  
31 Village of Palmetto Bay's Land Development Code. The Applicant's request to establish a fire  
32 rescue station is in compliance with the applicable standards, as conditioned below.  
33

34           **Section 4.**     Order.  
35

36          The Village Council, pursuant to Section 30-50.21, of the Land Development Code,  
37 approves the plans entitled "Fire Station No. 2.", as prepared by Angel H. Lamela, date stamped  
38 September 11, 2014, with the following conditions:  
39

- 40          1) The application shall comply with any recommendations provided by the Village of Palmetto  
41 Bay's Department of Public Works.  
42          2) The fire rescue facility shall utilize "Quiet Running" procedures to minimize noise impacts  
43 to the neighborhood.

1 3) Additional landscaping shall be applied along the north property line to soften and screen  
2 the fire rescue facility.  
3

4 This is a final order.  
5

6 **Section 5.** Record.  
7

8 The record shall consist of the notice of hearing, the application, documents submitted by  
9 the Applicant and the Applicant's representatives to the Village of Palmetto Bay Planning and  
10 Zoning Department in connection with the applications, the Village's recommendation and attached  
11 cover sheet and documents, the testimony of sworn witnesses and documents presented at the  
12 quasi-judicial hearing, and the tape and minutes of the hearing. The record shall be maintained by  
13 the Village Clerk.  
14

15 **Section 6.** This resolution shall take effect immediately upon approval.  
16  
17

18 PASSED and ADOPTED this \_\_\_\_\_ day of October, 2014.  
19

20 Attest: \_\_\_\_\_  
21 Meighan Alexander Shelley Stanczyk  
22 Village Clerk Mayor  
23  
24

25 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE  
26 USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:  
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28

29 \_\_\_\_\_  
30 Dexter W. Lehtinen  
31 Village Attorney  
32  
33

34 FINAL VOTE AT ADOPTION:  
35

36 Council Member Patrick Fiore \_\_\_\_\_  
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38 Council Member Tim Schaffer \_\_\_\_\_  
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40 Council Member Joan Lindsay \_\_\_\_\_  
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42 Vice-Mayor John DuBois \_\_\_\_\_

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Mayor Shelley Stanczyk \_\_\_\_\_

This Resolution was filed in the Office of the Village Clerk on this \_\_\_\_ day of October, 2014.

\_\_\_\_\_  
Meighan Alexander  
Village Clerk

# ZONING & LAND USE MAPS

OLD CUTLER PRESBYTERIAN CHURCH, INC.  
(MIAMI-DADE COUNTY FIRE RESCUE DEPARTMENT)  
VPB-14-007

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Summary Details:	
Folio:	<a href="#">3350230010080</a>
Site Address:	
Mailing Address:	OLD CUTLER PRESBYTERIAN CH INC 14401 OLD CUTLER RD MIAMI, FL 331581722

Property Information:	
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	50965 SQ FT
Year Built:	0
Legal Description:	23 55 40 1.17 ACSUNNY SOUTH ACRES PB 58- 40LOT 8LOT SIZE IRREGULAROR 11181- 2166 & 11179-1949 0881 5F/A/U 30-5023-001-0080 <a href="#">VIEW PLAT 58-40</a>  <a href="#">Deed: 11181-2166</a>

Sale Information:			
Sale Date:	3/1976	4/1972	3/1972
Sale Amount:	43000	23000	18000
Sale O/R:	<a href="#">0000-0000</a>	<a href="#">0000-0000</a>	<a href="#">0000-0000</a>

Assessment Information:		
Year:	2014	2013
Land Value:	0	246712
Building Value:	0	0
Market Value:	0	246712
Assessed Value:	0	246712
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

[Click to Print This Page](#)



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Folio:	3350230010080
Site Address:	
Mailing Address:	OLD CUTLER PRESBYTERIAN CH INC 14401 OLD CUTLER RD MIAMI, FL 331581722

Property Information:	
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Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	50965 SQ FT
Year Built:	0
Legal Description:	23 55 40 1.17 ACSUNNY SOUTH ACRES PB 58- 40LOT 8LOT SIZE IRREGULAROR 11181- 2166 & 11179-1949 0881 5F/A/U 30-5023-001-0080 <a href="#">VIEW PLAT 58-40</a>  <a href="#">Deed: 11181-2166</a>

Sale Information:			
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Sale Amount:	43000	23000	18000
Sale O/R:	<a href="#">00000-0000</a>	<a href="#">00000-0000</a>	<a href="#">00000-0000</a>

Assessment Information:		
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Homestead Exemption:	0	0
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Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

[Click to Print This Page](#)



Summary Details:	
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Site Address:	
Mailing Address:	OLD CUTLER PRESBYTERIAN CH INC 14401 OLD CUTLER RD MIAMI, FL 331581722

LAND USE  
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Property Information:	
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	50965 SQ FT
Year Built:	0
Legal Description:	23 55 40 1.17 ACSUNNY SOUTH ACRES PB 58- 40LOT 8LOT SIZE IRREGULAROR 11181- 2166 & 11179-1949 0881 5F/AU 30-5023-001-0080 <a href="#">VIEW PLAT 58-40</a>  <a href="#">Deed: 11181-2166</a>

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Sale Amount:	43000	23000	18000
Sale O/R:	00000-0000	00000-0000	00000-0000

Assessment Information:		
Year:	2014	2013
Land Value:	0	246712
Building Value:	0	0
Market Value:	0	246712
Assessed Value:	0	246712
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

# ZONING HISTORY

OLD CUTLER PRESBYTERIAN CHURCH, INC.  
(MIAMI-DADE COUNTY FIRE RESCUE DEPARTMENT)  
VPB-14-007

## RESOLUTION NO. 4-ZAB-287-83

The following resolution was offered by Mrs. Margeret C. Nelson seconded by Mr. Murray Sisselman and upon poll of members present, the vote was as follows:

Thomas A. Conger	nay	Margaret Nelson	aye
Peter Goldring	absent	Mary Jean Risi	absent
Levi A. Johnson	absent	Murray Sisselman	aye
Jose A. Losa	aye	R. Jollivette Frazier	absent
Joyce Masso	nay		

WHEREAS, OLD CUTLER PRESBYTERIAN CHURCH has applied for the following:

- (1) SPECIAL EXCEPTION to permit the expansion of an existing church and Sunday School, by incorporating additional property lying to the north; such property to north is proposed for a two-story youth activities building with a floor area of 26,200 square feet and a proposed parish house with a floor area of 8,740 square feet; and to permit the expansion of the existing use by including a day nursery, pre-school, after school care, and kindergarten, and to expand the existing administrative, fellowship hall, and Sunday School classroom buildings by constructing 11,160 square feet of floor area for the proposed kindergarten and-day nursery, and pre-school.
- (2) TO DELETE Condition #11 of Resolution 4-ZAB-417-74, passed and adopted by the Zoning Appeals Board on the 8<sup>th</sup> day of August, 1974, as follows:

"That the uses permitted in this request be limited to uses permitted in the original hearing: church, Sunday School and uses customary incidental thereto, specifically not permitting day school or kindergarten uses."

The purpose of the request is to permit a proposed pre-school, day nursery, after-school care, and kindergarten in connection with the existing church and Sunday school.

- (3) UNUSUAL USE to permit a pre-school, day nursery, and kindergarten.
- (4) MODIFICATION of Condition #2 of Resolution Z-104-77, passed and adopted by the Board of County Commissioners on the 21<sup>st</sup> day of April, 1977 as follows:

FROM: "That in the approval of the plan the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Parking Layout for Old Cutler Presbyterian Church', as prepared by Hatcher-Zeigler-Gunn and Assocs., and dated 7-19-76, and revised 11/22/76, identified as Exhibit 'A' (which shows an 18' landscaped buffer to the E/ly property line)."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Old Cutler Presbyterian Church', as prepared by Hatcher-Ziegler-Gunn and Associates, dated 3-29-83 on Pages 1 & 3, and dated 6-23-83 on Page 2."

The purpose of the request is to submit a new site plan including the expansion of the church site.

- (5) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking on grassed areas (paved parking required).
- (6) NON-USE VARIANCE OF SIGN REQUIREMENTS to permit one detached sign with an area of 15 square feet (1 1/2 square foot sign permitted).

The aforementioned plans are on file and may be examined in the Zoning Department.

SUBJECT PROPERTY: All that part of the NW 1/4 of the NW 1/4 of the SE 1/4 of Section 23, Township 55 South, Range 40 East, lying SE/ly of the Old Cutler Road Right-of-Way, less the North 35' and less the South 25' thereof, and also less any other rights-of-way, previously dedicated.

AND

Lot 8, SUNNY SOUTH ACRES, Plat book 58, Page 40.

These portions of the South 1/2 of the SW 1/4 of the SW 1/4 of the NE 1/4 and the SW 1/4 of the SE 1/4 of the SW 1/4 of the NE 1/4 of Section 23, Township 55 South, Range 40 East, lying east of Ingraham Highway, less the East 175' thereof, and less therefrom the South 35'.

LOCATION: 14401 Old Cutler Road, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception, deletion, unusual use, modification and non-use variances would not be in harmony with the general purpose and intent of the regulations, would not be compatible with the area and its development and would not conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested Special Exception to permit the expansion of an existing church and Sunday school, Deletion of Condition #11 of Resolution 4-ZAB-417-74, Unusual Use to permit a pre-school, day nursery and kindergarten, Modification of Condition #2 of Resolution Z-104-77, Non-Use Variance of Parking Requirements and Non-Use Variance of Sign Requirements be and the same are hereby denied without prejudice.

The Zoning Director is hereby directed to make the necessary notations upon the records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 24<sup>th</sup> day of August, 1983.

Heard 8/24/83  
Hearing No. 83-3-48  
8/25/83 aa



RESOLUTION NO. 2-193-83

The following resolution was offered by Commissioner Clara Oesterle, seconded by Commissioner Jorge (George) Valdes, and upon poll of members present the vote was as follows:

Barbara M. Carey	aye	Barry D. Schreiber	aye
Clara Oesterle	aye	Ruth Shack	aye
Beverly B. Phillips	aye	Jorge (George) Valdes	aye
James F. Redford, Jr.	nay	Stephen P. Clark	aye
Harvey Ruvín	absent		

WHEREAS, OLD CUTLER PRESBYTERIAN CHURCH had applied for the following:

- (1) SPECIAL EXCEPTION to permit the expansion of an existing church and Sunday School, by incorporating additional property lying to the north; such property to north is proposed for a two-story youth activities building with a floor area of 26,200 square feet and a proposed parish house with a floor area of 8,740 square feet; and to permit the expansion of the existing use by including a day nursery, pre-school, after school care, and kindergarten, and to expand the existing administrative, fellowship hall, and Sunday School classroom buildings by constructing 11,160 square feet of floor area for the proposed kindergarten and day nursery, and pre-school.
- (2) TO DELETE Condition #11 of Resolution 4-ZAB-417-74, passed and adopted by the Zoning Appeals Board on the 8th day of August, 1974, as follows:

"That the uses permitted in this request be limited to uses permitted in the original hearing: church, Sunday School and uses customary incidental thereto, specifically not permitting day school or kindergarten uses."

The purpose of the request is to permit a proposed pre-school, day nursery, after-school care, and kindergarten in connection with the existing church and Sunday school.

- (3) UNUSUAL USE to permit a pre-school, day nursery, and kindergarten.
- (4) MODIFICATION of Condition #2 of Resolution Z-104-77, passed and adopted by the Board of County Commissioners on the 21st day of April, 1977 as follows:

FROM: "That in the approval of the plan the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Parking Layout for Old Cutler Presbyterian Church', as prepared by Hatcher-Zeigler-Gunn and Assocs., and dated 7-19-76, and revised 11/22/76, identified as Exhibit 'A' (which shows an 18' landscaped buffer to the E/ly property line)."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Old Cutler Presbyterian Church', as prepared by Hatcher-Ziegler-Gunn and Associates, dated 3-29-83 on Pages 1 & 3, and dated 6-23-83 on Page 2."

The purpose of the request is to submit a new site plan including the expansion of the church site.

- (5) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking on grassed areas (paved parking required).
- (6) NON-USE VARIANCE OF SIGN REQUIREMENTS to permit one detached sign with an area of 15 square feet (1 1/2 square foot sign permitted).

The aforementioned plans are on file and may be examined in the Zoning Department.

SUBJECT PROPERTY: All that part of the NW 1/4 of the NW 1/4 of the SE 1/4 of Section 23, Township 55 South, Range 40 East, lying SE/ly of the Old Cutler

the following additional conditions:

1. That the pre-school, day nursery, and kindergarten uses be made to conform to the requirements and/or recommendations of the Dade County Fire Chief and Dade County Department of Public Health and Department of Health and Rehabilitative Services (Child Care Licensing Unit).
2. That the pre-school, day nursery, and kindergarten uses shall be restricted to a maximum total of 90 children.
3. That the pre-school, day nursery, and kindergarten uses be restricted to children in the age group of infants through 7 years.
4. That the hours of operation for the pre-school, day nursery, after school care, and kindergarten uses shall be between 8:30 A.M. and 12:00 noon.
5. That the pre-school, day nursery, and kindergarten uses may be conducted on the premises on week days only, Monday through Friday inclusive.
6. That the play area for the day care center shall be enclosed with a fence of a type and at a location to be approved by the Zoning Director.
7. That only one sign, not to exceed 15 sq. ft., shall be permitted in connection with the use.
8. That transportation furnished in connection with the pre-school, day nursery, and kindergarten uses will be provided by existing church vehicles, which may be stored on the premises.
9. That the certificate of use and occupancy for the pre-school, day nursery, and kindergarten uses be automatically renewable annually by the Dade County Building and Zoning Department upon compliance with all terms and conditions, and be subject to cancellation upon violation of any of the conditions, or when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental and/or incompatible to the surrounding neighborhood.
10. That the dedication of rights-of-way shall be made in accordance with Sec. 33-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable and necessary by the Public Works Director. That the dedication and improvement be made at such time as requested by the Public Works Director.
11. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy. Said plan to indicate heavy landscaping along east property line.
12. That the multi-purpose building, approved by a previous resolution but not constructed shown on the far West/Southerly portion of the existing church site plan (South property), be eliminated and can no longer be built.

Approval of the use of the new (North) property should be subject to the following conditions:

1. That the dedication of rights-of-way shall be made in accordance with Sec. 33-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable and necessary by the Public Works Director.

2. That a detailed plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but not be limited thereto, type and location of bulletin board or sign, location of structure or structures, off-street parking areas and driveways, walls, hedges, landscaping, drainage, etc.
3. That no sign shall be permitted on the new property.
4. That in the approval of the plan, the same be basically in accordance with that submitted for the hearing entitled 'Old Cutler Presbyterian Church', as prepared by Hatcher-Ziegler-Gunn and Associates, dated 3-29-83 on Pages 1 & 3, and dated 6-23-83 on Page 2, except to provide additional landscaping and driveway modifications as recommended by staff.
5. That the easterly driveway on S.W. 144 Street be eliminated and the westerly driveway on S.W. 144 Street be moved easterly to align with the driveway on the southerly church parcel.
6. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy. Said plan to provide 20' wide landscape buffer area along east property line and that portion of south property line that is east of the recommended driveway location. Said landscape area to contain substantial landscaping consisting of berms and plant materials acceptable to the Planning Department.
7. That the use be established and maintained in accordance with the approved plan.
8. That the parking area for the youth activities buildings be provided a driveway connection to Old Cutler Road.
9. That the proposed parish house not exceed 4,000 square feet of floor area.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 6th day of October, 1983.

August, 1983  
No. 83-8-48  
vp  
10/21/83

DADE COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS  
Richard P. Brinker, Clerk

By \_\_\_\_\_  
Deputy Clerk

This resolution transmitted to the Clerk of the Board of County Commissioners on the 31st day of October 1983.

File Copy

cc: State of Florida Department of  
Health and Rehabilitative Services  
Day Care Licensing Unit  
1350 NW 12th Avenue - Room 205  
Miami, Florida  
Attn: Mrs. Louise Spicer

Dade County Fire Chief

October 31, 1983

Old Cutler Presbyterian Church  
14401 Old Cutler Road  
Miami, Florida - 33184

Re: Hearing No. 83-8-48; 14401 Old Cutler Road

Gentlemen:

Enclosed, herewith, is a copy of Resolution No. Z-193-83, adopted by the Board of County Commissioners, which overruled the decision of the Zoning Appeals Board for denial without prejudice and approved your application on the above-described property, subject to conditions.

Please note the conditions under which said approval was granted, inasmuch as strict compliance, therewith, will be required. If there are any anticipated changes from the plan submitted for the hearing, a plot use plan should be submitted to this office in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

It is necessary that you apply for a Certificate of Use and Occupancy at the Zoning Information Counter of the Building and Zoning Department in order to meet the requirements of the approved Resolution. It is then automatically renewable annually by this Department.

You are, hereby, advised that the decision of the Dade County Commission may be appealed by an aggrieved party within 30 days of the date of the submittal of the resolution to the Clerk of the County Commission. You are, further, advised that in the event that an appropriate appeal is timely filed in the Circuit Court, any building permit sought or obtained shall be solely at the risk of the party obtaining said permit.

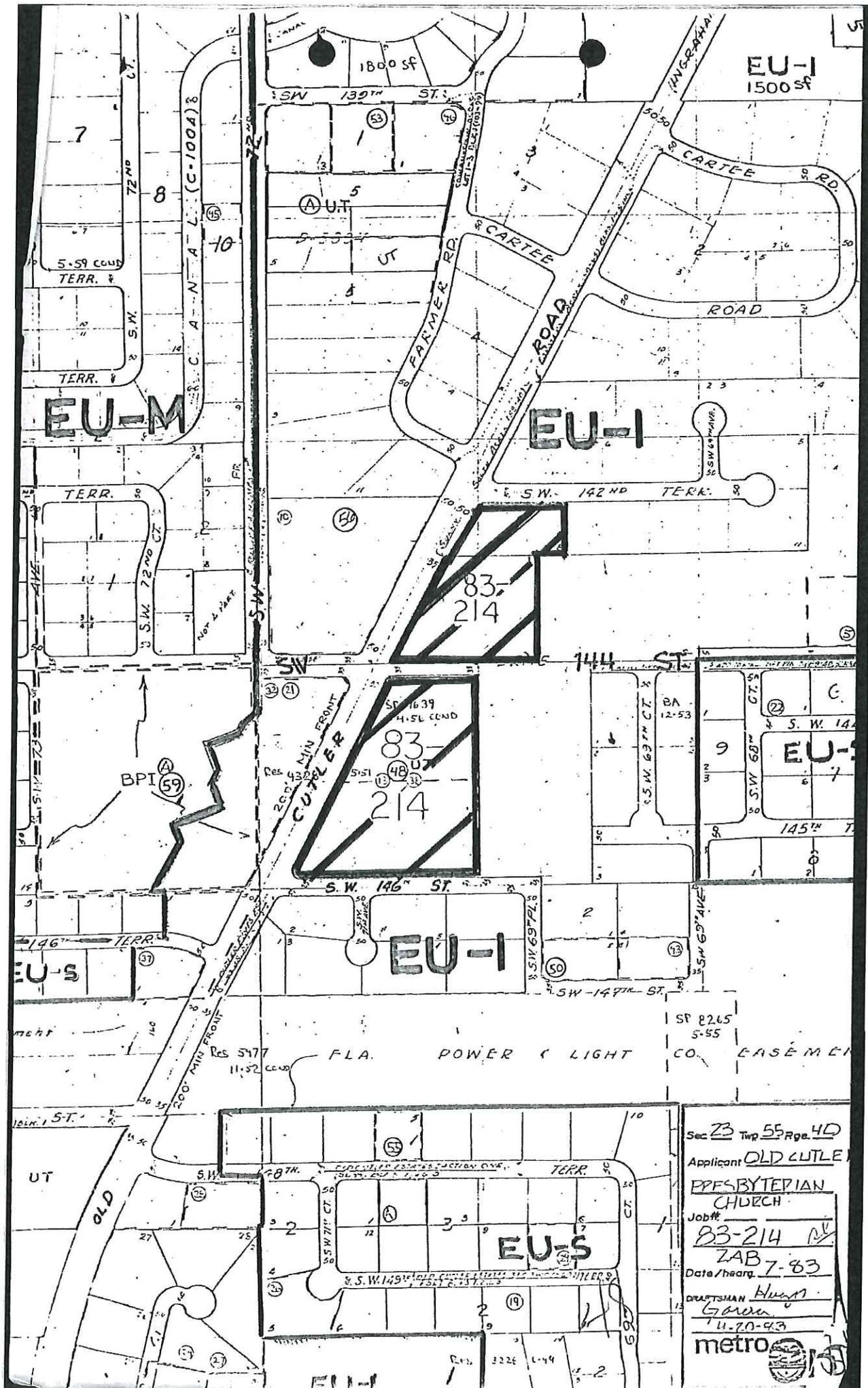
Very truly yours,

Chester C. Czebrinski  
Assistant Director

CCC/vp

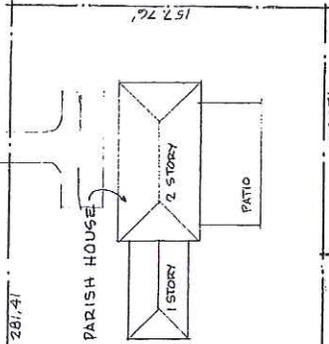
Enclosure

cc: Mr. Steven Roddenberry ~~██████████~~  
777 Brickell - Suite 702  
Miami, Florida - 33131



Sec 23 Twp 55 Rge 4D  
 Applicant **OLD CUTLER**  
**PRESBYTERIAN**  
**CHURCH**  
 Job # **83-214**  
**ZAB 7-83**  
 Date/hear. **11-20-83**  
 DRAFTSMAN **Hughes**  
**Goran**  
**11-20-83**  
**metro**

S.W. 142 TERR.



PARISH HOUSE

1 STORY

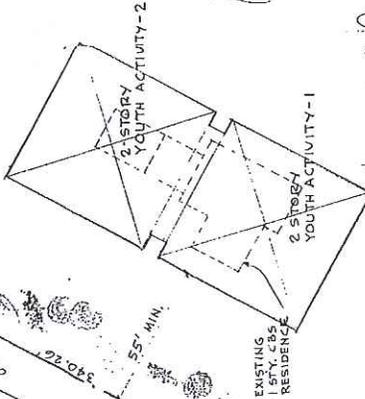
2 STORY

PATIO

LOTS

GRASS PARKING & RECREATION AREA

GRASS PARKING & RECREATION AREA



**BUILDING DATA:**

YOUTH ACTIVITY-1 (2 STY) 12800  
 YOUTH ACTIVITY-2 (2 STY) 12800  
 CONSIDERED 200  
 TOTAL 26200 S.F.

PARISH HOUSE 2 STY/1 STY 8740 S.F.  
 TOTAL 34940 S.F.

**LAND DATA:**

LOT 8 1.17 AC 50940 S.F.  
 S.W. CORNER 2.32 AC 100984 S.F.  
 TOTAL 3.49 AC 151924 S.F.



S.W. 144 STREET

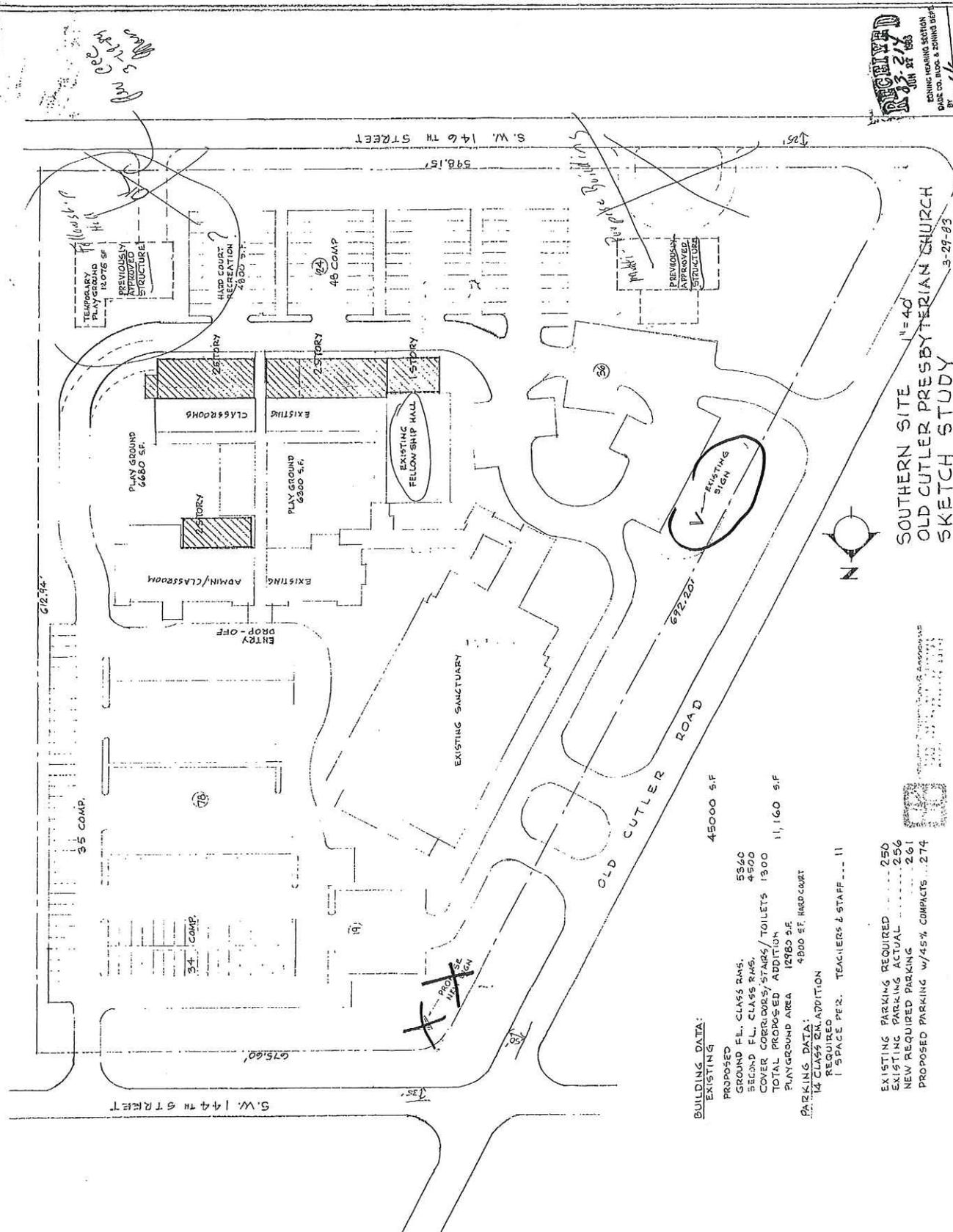
NORTHERN SITE 1"=40'  
 OLD CUTLER PRESBYTERIAN CHURCH  
 SKETCH STUDY



Engineer: Ziegler, Cunn & Associates  
 1900 S.W. 11th St., Suite 1111  
 Miami, Florida 33136  
 License No. 8208

RECEIVED  
 6-23-83

PLANNING SECTION  
 PLANNING & ZONING DEPT.  
 BY



Plan  
 5/12/83  
 5/12/83  
 5/12/83

**RECEIVED**  
 JUN 21 1983  
 PLANNING HEARING SECTION  
 DATE CO. SEALS & ZONING DEPT.  
 BY: [Signature]

**SOUTHERN SITE**  
**OLD CUTLER PRESBYTERIAN CHURCH**  
**SKETCH STUDY**

1" = 40'  
 3-27-83

**BUILDING DATA:**

EXISTING	45000 SF
PROPOSED	
GROUND FL. CLASS RMS.	5360
SECOND FL. CLASS RMS.	4500
COVER CORRIDORS/STAIRS/TOILETS	1300
TOTAL PROPOSED ADDITION	11,160 SF
PLAYGROUND AREA	12980 SF
PLAYGROUND	4800 SF. HARD COURT

**PARKING DATA:**

14 CLASS RM. ADDITION	
REQUIRED	1 SPACE PER 2. TEACHERS & STAFF ... 11

EXISTING PARKING REQUIRED	250
EXISTING PARKING ACTUAL	256
NEW REQUIRED PARKING	261
PROPOSED PARKING w/45% COMPACTS	274





**BID DOCUMENTS**  
**May 6, 2002**



FAMILY ACTIVITY CENTER for:  
**OLD CUTLER PRESBYTERIAN CHURCH**

14401 OLD CUTLER ROAD, MIAMI, FLORIDA 33150

7450 S.W. 48th Street  
Miami, Florida, 33155  
Phone (305)661-5392  
Fax (305)661-5832

www.architekniks.com  
info@architekniks.com

**CONSULTANTS:**

Civil Engineering:  
CAMPANILE & ASSOCIATES  
6420 S.W. 147 Street  
Miami, FL 33156

Structural Engineering:  
ZYONIMIR T. BELFRANIN, P.E.  
4896 S.W. 74 Court  
Miami, FL 33155

Mech. & Elect. Engineering:  
MARINA & ASSOCIATES  
717 Ponce de Leon Blvd. #333  
Coral Gables, FL 33134



THE OLD CUTLER  
PRESBYTERIAN  
CHURCH

FAMILY ACTIVITY CENTER  
for:

OLD CUTLER  
PRESBYTERIAN CHURCH

**BID SET**  
REC'D JUL. 08 2002

**MAY 6, 2002**

*Approve  
These plans as 'final' as  
in accordance with plans  
approved via 2-19-03.*

*1-31-03  
Oliver (Bill)*





**SITE PLAN APPROVAL PLANS**  
February 27, 2002

FAMILY ACTIVITY CENTER for:  
**OLD CUTLER PRESBYTERIAN CHURCH**  
14401 OLD CUTLER ROAD, MIAMI, FLORIDA 33158



THE OLD CUTLER  
PRESBYTERIAN  
CHURCH

Project Architect:



7450 S.W. 48th Street, Miami, Florida, 33155 Phone (305)661-5392, Fax (305)661-5832  
e-mail: ARTEKNICS@aol.com

**ARCHITEKNICS**  
a r c h i t e c t s & p l a n n e r s

*Civil Engineering:*  
**CAMPANILE & ASSOCIATES**  
6420 S.W. 147 Street  
Miami, FL 33158

*Structural Engineering:*  
**ZVONIMIR T. BELFRANIN, P.E.**  
4836 S.W. 74 Court  
Miami, FL 33155

*Mech. & Elect. Engineering:*  
**MARINA & ASSOCIATES**  
717 Ponce de Leon Blvd. #333  
Coral Gables, FL 33134

Sheet Title	02-27-02
Revised	
Drawn By	
Checked By	

THE OLD CUTLER  
PRESBYTERIAN CHURCH  
FAMILY ACTIVITY CENTER

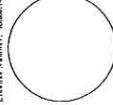
ARCHITECTONICS  
architects + planners

1400 S.W. 41st Street, Miami, Florida 33135 Phone (305) 941-5372 Fax (305) 661-4333

Edward C. ...  
Landscape Architect



Edward C. ...  
Landscape Architect



Edward C. ...  
Landscape Architect

Scale No. 97125

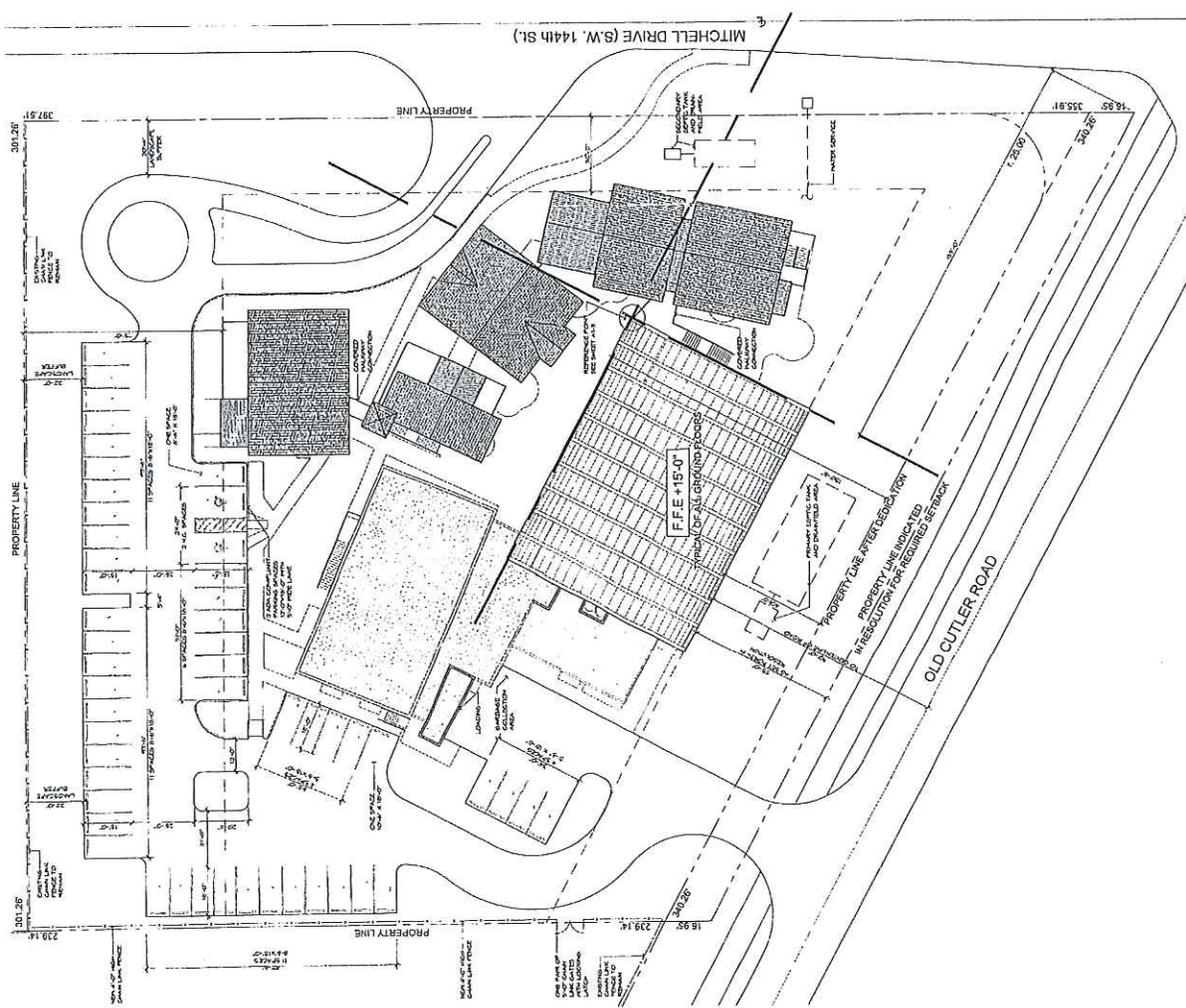
Drawn By:

Sheet No. A1-1

ZONING LEGEND	
SITE AREA	2.94 ACRES (126,094 SQFT)
NET ACREAGE	2.90 ACRES (125,078 SQFT)
SETBACKS	PROVIDED
FRONT (OLD-CUTLER ROAD)	55'-0"
REAR (S.W. 144th ST)	30'-0"
SIDE (NORTH)	30'-0" (RESOLUTION)
SIDE (SOUTH)	0'-0" (CODE)
BUILDING AREA (NET & 2ND FLOOR)	76,200 SQFT
BUILDING AREA, LIMIT.	76,038 SQFT
BUILDING AREA, PROPOSED	76,038 SQFT
BUILDING LOT COVERAGE	22,075 SQFT (23%)
PAVED AREA	26,565 SQFT
TOTAL PAVED AREA	8,695 SQFT
COURTYARD AREA & WALKWAYS	48,224 SQFT
OPEN SPACE	38,539 SQFT
TOTAL OPEN SPACE	38,539 SQFT
LANDSCAPED OPEN SPACE	38,539 SQFT
LANDSCAPE	20
TREES REQUIRED	20
LANDSCAPE DEMO	SEE SHEET L-1
LANDSCAPE NEW	SEE SHEET L-2
PROVIDED PARKING	
MOBIL COURT	60 SEATS / 4 = 15 SPACES
(1) SPACE (4) SEATS	
CLASSROOMS	3,200 SQFT / 300 = 11 SPACES
(1) SPACE (300) GROSS SQFT	
CLASSROOMS	2,500 SQFT / 250 = 11 SPACES
(1) SPACE (250) NET SQFT	
THEATER	1,400 SQFT / 100 = 14 SPACES
(1) SPACE (100) SQFT OF SEATING	
TOTAL REQUIRED SPACES	51 SPACES
PROVIDED	51 SPACES ✓

SITE LEGEND	
MARK	TITLE
A	AUDITORIUM
B	GYMNASIUM
C	NORTH OFFICES
D	NORTH OFFICES
E	SOUTH OFFICES
F	ACTIVITY CENTER

**FLOOD PROGRAM LEGEND**  
NOTE: AS INDICATED IN THE SURVEY DOCUMENTS, THE SITE OF PROPOSED BUILDING IS IN A FLOOD HAZARD ZONE. THE DELINEATED LAND IS WITHIN FLOOD ZONE 'X'.



SITE PLAN  
SCALE: 1" = 20'-0"



RESOLUTION NO. 5477

The following resolution was offered by Commissioner Praston D. Bird seconded by Commissioner J. D. McVicar, and upon vote duly adopted:

WHEREAS, Oscar Nelson, et al., have applied for a change of zone from EU-1C (2½ Acre Estates) 15,000 cubic feet minimum to EU-1 (1 Acre Estates) 13,000 cubic feet minimum on that part of the 3½ of Section 23, Township 55 South, Range 40 East, for a maximum depth of 330' along Ingraham Highway, along Mitchell Drive, along Palmetto Road and along Coral Reef Drive; said property lying between Ludlum and Palmetto Roads and extending from Mitchell Drive to Coral Reef Drive, Dade County, Florida, and

WHEREAS, a public hearing of the Dade County Zoning Commission was advertised and held as required by law and after hearing all interested parties and considering the adjacent areas, the Zoning Commission recommended that the application be denied, and

WHEREAS, the applicants have appeared before this Board in furtherance of the requested change of zone and after a personal inspection of the property in question, this Board is of the opinion that the requested change of zone from EU-1C (2½ Acre Estates) to EU-1 (One Acre Estates) would not be detrimental to the overall comprehensive zoning plan for Dade County, Florida providing that, as near as practical, a frontage of 200' is provided with each building site;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida that the aforescribed property be and the same is hereby zoned from EU-1C to EU-1 on condition that each building site provide, as near as practical, a minimum frontage of 200' along said highways.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Planning, Zoning and Building Department.

PASSED AND ADOPTED this 18<sup>th</sup> day of November, 1952.

STATE OF FLORIDA )  
                          ) SS.  
COUNTY OF DADE )

I, E. B. LEATHERMAN, Clerk of the Circuit Court in and for Dade County, Florida, and ex officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of a resolution adopted by the said Board of County Commissioners at its meeting held on November 18, 1952, as appears of record in the minutes of said Board of County Commissioners.

IN WITNESS WHEREOF, I have herunto set my hand and official seal on this 19<sup>th</sup> day of November, 1952.

E. B. LEATHERMAN, Clerk

By \_\_\_\_\_  
Deputy Clerk

November 20, 1952

Mr. Samuel Kupperman  
235 83rd Street  
Miami Beach, Florida

Dear Sir:

Enclosed is a copy of Resolution No. 5477, adopted by the Board of County Commissioners, Dade County, Florida, removing the 2½ acre zoning in Section 23, Township 55 South, Range 40 East and placing the property in a 1 acre estate classification with a requirement of a minimum frontage of 200' (as near as practical). Please note that the minimum cubic content has been retained at 15,000 cubic feet. This change applies only to the properties along the arterial highways in the section, as had been advertised for the hearing held on October 20, 1952.

Very truly yours,

DADE COUNTY PLANNING, ZONING & BLDG. DEPT.

C. C. Czebrinski

GCC/S

Enc.

CC: Dr. Jack J. Falk  
605 Lincoln Road  
Miami Beach, Florida

Miss Rose Waterman  
111 86th Street  
Miami Beach, Florida

Mr. W. L. Guthrie  
Route 2, Box 207  
Miami, Florida

RESOLUTION NO. 9639

The following resolution was offered by Commissioner \_\_\_\_\_  
Grant Stockdale, seconded by Commissioner \_\_\_\_\_  
Hugh Peters, and upon vote duly adopted:

WHEREAS, Pinelands Presbyterian Church has applied for a special permit for church and allied uses on the NW $\frac{1}{4}$  NW $\frac{1}{4}$  SE $\frac{1}{4}$  in Section 23, Township 55 South, Range 40 East, lying SE $\frac{1}{4}$ ly of Old Cutler Road right-of-way except the South 295.95 feet; SE corner of Old Cutler Road at Mitchell Drive, Dade County, Florida, and

WHEREAS, a public hearing of the Dade County Zoning Commission was advertised and held as required by law, and after hearing all interested parties and considering the adjacent areas, the Zoning Commission recommended that the application be approved subject to the following conditions:

1. That a detail plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include, among other things, but not be limited to, type and location of bulletin board or sign, location of structure or structures, off-street parking areas and driveways, walls and hedges, landscaping, drainage, etc.
2. That the use be established and maintained in accordance with the approved plan, and

WHEREAS, it appears to this Board that the requested special permit, as recommended by the Zoning Commission, is in accord with the overall comprehensive zoning plan for Dade County, Florida;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the special permit, as recommended by the Zoning Commission, be and the same is hereby approved.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Planning, Zoning and Building Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this <sup>12th</sup> day of April, 1956.

Heard 3-21-56

May 10, 1956

Pinelands Presbyterian Church  
Box 237  
Perrine, Florida

Re: SE corner of Old Cutler Road  
at Mitchell Drive

I am enclosing herewith a copy of Resolution No. 9639 adopted by the Board of County Commissioners, Dade County, Florida, approving your application on the aforescribed property. Please note the conditions under which said approval was granted inasmuch as strict compliance therewith will be required. I would suggest that the required plot use plan be submitted to this office (in duplicate) for approval of the Zoning Director before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

Very truly yours,

Chester C. Czebrinski, Deputy Director  
Dade Co. Planning, Zoning, & Eldg. Dept.

CCC/era  
Encl.  
vd

cc: Cook  
Czebrinski  
File ✓

RESOLUTION NO. 3-ZAB-284-66

The following resolution was offered by Mr. Frank P. Reynolds,  
seconded by Mr. H. H. Wood, and upon poll of members present,  
the vote was as follows:

Nesl Adams	absent	Thomas E. Walker	absent
Gene Flinn	aye	H. H. Wood	aye
Frank P. Reynolds	aye	Andrew Lee	aye
Virginia Salley	aye		

WHEREAS, Lewis A. Gates, Jr., has applied for a SPECIAL EXCEPTION to permit a Church and Sunday School. Purpose of the hearing is to expand previously approved Church building site. All according to plans submitted with the application and on file in the Zoning Department, On That part of the NW $\frac{1}{4}$  NW $\frac{1}{4}$  SE $\frac{1}{4}$  in Section 23, Township 55 South, Range 40 East, lying E/ly of Old Cutler Rd. (Ingraham Hwy.). The E. side Old Cutler Rd., N. of theo. SW 146 St., Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested special exception be and the same is hereby approved, subject to the following conditions:

1. Dedication of rights-of-way as may be deemed lacking, desirable and necessary, in the opinion of the Director of Public Works and Zoning Director, shall be made; and improvement shall be made of such rights-of-way as may be required by the Director of Public Works.
2. That a detail plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include, among other things, but not be limited to, type and location of bulletin board or sign, location of structure or structures, off-street parking areas and driveways, walls and hedges, landscaping, drainage, etc.
3. That in the approval of the plan, larger landscaped buffer areas be provided on the East and South in order to screen and protect the adjacent residential areas.

23-55-40  
IV-13  
Item No. 66-248

4. Landscaping internal to the parking areas be provided to break up the long rows of parking spaces.
5. In the approval of said plan, that no exits or entrances be permitted to the parking areas directly from Old Cutler Road.
6. That the use be established and maintained in accordance with the approved plan.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this Resolution

PASSED AND ADOPTED this 20th day of July, 1966.

Heard 7/20/66  
No. 66-7-40  
7/25/66  
hf

July 25, 1966

Mr. Lewis A. Oates, Jr.  
Dinner Key Marina, Pier 4 - Slip 48  
Miami, Florida

RE: Lewis A. Oates, Jr.; special exception for Church & Sunday School -  
Purpose of hrg. is to expand previously approved Church building site;  
all accord. to plans subm.; Sec. 23-55-40; Hearing 65-7-40.

Enclosed herewith is a copy of Resolution No. 3-ZAB-284-66, adopted by the  
Metropolitan Dade County Zoning Appeals Board, approving your application con-  
cerning the above subject matter.

Please note the conditions under which said approval was granted, inasmuch as  
strict compliance therewith will be required. The required plot use plan  
should be submitted to this office in triplicate for approval before any  
detailed plans are prepared, inasmuch as building permits will not be issued  
prior to the approval of said plan.

You are hereby advised that the decision of the Zoning Appeals Board may be  
appealed by an aggrieved party (within 14 days) or by the Directors of the  
Dade County Building and Zoning Department and Planning Department (within 18  
days), as has been provided in Chapter 33-313 of the Code of Metropolitan  
Dade County, Florida; and that no permits or Certificate of Use and Occupancy  
can be issued until the appeal periods have expired, and only if no appeal  
has been filed. Application for necessary permits should be made with this  
department. The appeal period commences to run two days after the adoption  
date of the Resolution.

Very truly yours,

METROPOLITAN DADE COUNTY  
BUILDING AND ZONING DEPARTMENT

CCC/ hf  
Enc.

Chester C. Czebrinski  
Assistant Director

cc: Home Mission, The Presbytery of the Everglades, Inc.  
4690 Palm Ave., Hialeah

bcc: Director of Public Works Department  
Hrg. file ✓  
Mr. Dayton

(7)

Arthur D. Atkinson Hearing 66-7-39. Resolution 3-ZAB-283-66.

Mr. Wood: I would like to make a motion. I can sympathize with Sen. Hollahan's problems and his client's problems, but I feel these good people in the neighborhood have a right also and I would like to offer a motion that this application be denied.

Chairman Lee: We have a motion on the floor, then, by Mr. Wood for denial of the application. Do I hear a second to that?

Mr. Reynolds: Without prejudice?

Mr. Wood: Yes.

Chairman Lee: The motion dies for lack of a second.

Mr. Reynolds: I will second it to put it to a vote.

Chairman Lee: We have a second for denial without prejudice by Mr. Reynolds. Any discussion on the motion?

Mr. Reynolds: I would just like to say, Mr. Chairman, it is a hot potato in that corner and we know they would not build EU-M homes across from that restaurant and it is something that has to be considered, but I am just putting it to a vote.

Chairman Lee: Any further discussion on the motion? The motion for denial without prejudice offered by Mr. Wood and seconded by Mr. Reynolds. Those opposed signify by raising your right hands. The motion for denial without prejudice is carried by a vote of 5 to 0.

Whereupon the motion carried by a vote of 5-0; Messrs. Adams and Walker being absent.

↓  
Lewis A. Oates, Jr. Hearing 66-7-40. Resolution 3-ZAB-284-66.

Mr. Reynolds: I make a motion for approval subject to the recommendations.

Chairman Lee: Motion by Mr. Reynolds for approval.

Mr. Wood: I second the motion.

Mr. Gzebrinski: With the usual conditions.

Chairman Lee: All opposed signify by raising your right hands. The motion for approval carries 5 to 0.

Whereupon the motion carried by a vote of 5-0; Messrs. Adams and Walker being absent.

J. W. Suggs Hearing 66-7-43. Resolution 3-ZAB-285-66.

Mr. Reynolds: I make a motion for approval. I think it is compatible with the area.

Chairman Lee: Motion by Mr. Reynolds for approval of the application upholding the Planning Department.

Mr. Wood: Seconded.

Chairman Lee: Any discussion on the motion? Those opposed signify by raising your right hands. The motion carries 5 to 0.

Whereupon the motion carried by a vote of 5-0; Messrs. Adams and Walker being absent.

RESOLUTION NO. 4-2AB-417-74

The following resolution was offered by Mr. Albert R. Veri, seconded by Mr. Miguel Suarez, and upon poll of members present, the vote was as follows:

Nancy Brown	aye	Carl W. Rhetta	aye
Thelma Danewood	absent	Miguel Suarez	aye
Aapee Irani	absent	Albert R. Veri	aye
Robert S. Kaufman	absent	Edward G. Coll, Jr.	aye
Joe H. Moffat	aye		

WHEREAS, Old Cutler Presbyterian Church has applied for the following:

SPECIAL EXCEPTION to permit the modification of previously approved plans, approved pursuant to Resolution 3-2AB-284-66 passed and adopted on the 20th day of July, 1966, entitled Old Cutler Presbyterian Church, prepared by Edward Marion Ghezzi and dated revised June 22, 1966.

Purpose of the request is to permit revised site plans to include the proposed construction of a sanctuary; chapel; fellowship hall including pool, patio, and "bar-b-q pit" area; multi-purpose building to include but not limited thereto, to wit: Bible Study, Sunday School, prayer meetings; manse; north church educational building; expansion of the existing south church educational building including an addition to said building on the east end and the north-west end.

VARIANCE of setback requirements to permit the aforementioned north church educational building to setback 52' (75' required) and to permit the east addition of the existing south church education building to setback 60' (75' required) both from the side (R) property line.

VARIANCE of Zoning Regulations as applied to height requirements to permit the proposed construction of the church sanctuary 65' (35' permitted).

X VARIANCE of Zoning Regulations prohibiting parking areas to be located closer than 25' from an official R/W, to waive same to permit nine (9) parking spaces and an access drive within 11' (50' required) from the front (N) property line, S.W. 144 Street.

Plans are on file and may be examined in the Zoning Department, entitled, "Old Cutler Presbyterian Church," drawn by Hatcher-Zeigler-Gunn and Assoc., dated revised May 1974.

SUBJECT PROPERTY: All that part of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 23, Township 55 South, Range 40 East, lying southeasterly of the Old Cutler Road R/W, less the N 35' and less the S 25' thereof, and also less any other Rights-of-Way, previously dedicated.

LOCATION: 14401 Old Cutler Road, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception and variance of setback requirements would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance; but that the requested variances of Zoning Regulations would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested special exception to permit the modification of previously approved plans be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Old Cutler Presbyterian Church," drawn by Hatcher-Zeigler-Gunn and Assoc., dated revised May 1974.
3. That the plan be so modified to delete the nine (9) parking spaces adjacent to S.W. 144th Street (Request No. 4, which was denied without prejudice).
4. That the access drive which is closest to Old Cutler Road from S.W. 144th Street be eliminated and the area landscaped.
5. That the parking area be rearranged to provide proper traffic flow and be approved by the Department of Traffic and Transportation and the Planning Department.
6. That speed bumps be inserted in the parking area to control the speed of traffic.
7. That only the easterly three (3) parking spaces on the south side and the easterly three (3) parking spaces on the north side of the southerly entrance drive leading into the property from Old Cutler Road be permitted; the balance of the spaces (11 spaces) in the area to be eliminated and the property be landscaped.
8. That the proposed access drive from the parking area to S.W. 146 Street be eliminated and that there will be no access to the parking lot from 146 Street from any driveway.
9. That the landscaping plan be reviewed by the Planning and the Building and Zoning Departments.
10. That the use be established and maintained in accordance with the approved plan.

11. That the uses permitted in this request be limited to uses permitted in the original hearing: Church, Sunday School and uses customary incidental thereto, specifically not permitting day school or kindergarten uses.
12. That the multiple purpose building be limited to Bible study, Sunday School and prayer meetings or other church activities.

BE IT FURTHER RESOLVED that the requested variance of set-back requirements be and the same is hereby approved.

BE IT FURTHER RESOLVED that the requested variance of Zoning Regulations as applied to height requirements to permit the proposed construction of the church sanctuary 65' be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED that the requested variance of Zoning Regulations prohibiting parking areas to be located closer than 25' from an official R/W be and the same is hereby denied without prejudice.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department, and to issue all permits in accordance with the terms and conditions of this Resolution.

PASSED AND ADOPTED this 9th day of August, 1974.

Heard 8/8/74  
No. 74-8-27  
8/13/74  
ng

August 13, 1974

Old Cutler Presbyterian Church  
14401 Old Cutler Road  
Miami, Florida

Re: Request for a Special Exception and Variances. Section  
23-55-40. Hearing No. 74-8-27.

Enclosed herewith is a copy of Resolution No. 4-ZAB-417-74,  
adopted by the Metropolitan Dade County Zoning Appeals Board,  
concerning your application in reference to the above subject  
matter.

You will note that a portion of said application is denied, and  
that a portion is approved. If said approval was with conditions,  
please note same carefully inasmuch as strict compliance therewith  
will be required.

If you are not satisfied with the decision of the Zoning Appeals  
Board, you may appeal the same within 14 days; and you are hereby  
advised that the decision of the Zoning Appeals Board may be  
appealed by an aggrieved party (within 14 days) or by the Directors  
of the Dade County Building and Zoning Department and Planning  
Department (within 18 days); as has been provided in Chapter 33-  
313 of the Code of Metropolitan Dade County, Florida; and that no  
permits or Certificate of Use and Occupancy can be issued until the  
appeal periods have expired, and only if no appeal has been filed.  
The appeal period commences to run two days after the adoption date  
of the Resolution. Application for necessary permits should be made  
with this department.

Very truly yours,

Chester C. Czebrinski  
Assistant Director

CCC:ng

Enc.

cc: Hearing File ✓  
Arnes Pyles  
Enforcement Sec.  
Traffic & Transportation

10

RESOLUTION NO. 4-ZAB-81-77

The following resolution was offered by Mrs. Thelma Damewood, seconded by Mrs. Lillian Dickmon, and upon poll of members present, the vote was as follows:

Nancy Brown	aye	Helen P. Pagano	aye
Thelma Damewood	aye	Carl W. Rhetta	absent
Lillian Dickmon	aye	Luis I. Rosas-Guyon	aye
Murray Sisselman	absent	Edward G. Coll, Jr.	aye

WHEREAS, OLD CUTLER PRESBYTERIAN CHURCH have applied for the following requests:

MODIFICATION OF Condition #2 & #7 of Resolution 4-ZAB-417-74 passed and adopted by the Zoning Appeals Board on the 8th day of August, 1974 and reading as follows:

FROM: 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Old Cutler Presbyterian Church" drawn by Hatcher-Zeigler-Gunn and Assoc. dated received May 1974.

TO: 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Old Cutler Presbyterian Church" prepared by Hatcher-Zeigler-Gunn and Assoc. with various dates of September 29, 1976, November 22, 1976 and December 8, 1976.

FROM: 7. That only the E/ly three (3) parking spaces on the south side and the E/ly three (3) parking spaces on the north side of the S/ly entrance drive leading into the property from Old Cutler Road be permitted; the balance of the spaced (11) spaces) in the area to be eliminated and the property be landscaped.

Purpose of the request is to delete Condition #7 in its entirety and to permit the substitution of a revised plan (aforementioned revised plan) with the minor relocations of the proposed new sanctuary and the covered walkway, a revised parking layout including the reinstating of the 11 spaces that were required to be eliminated.

VARIANCE OF HEIGHT REQUIREMENTS as applied to buildings to permit the proposed new sanctuary 54' in height (35' permitted).

Plans are on file and may be examined in the Zoning Department entitled "Old Cutler Presbyterian Church" as prepared by Hatcher-Zeigler-Gunn and Assoc. and dated 12/8/76.

SUBJECT PROPERTY: All that part of the NW¼ of the NW¼ of the SE¼ of 23-55S-40E, lying SE/ly of Old Cutler Rd. R/W, less the N 35' and less the S 25' and also less any other rights of way previously dedicated.

LOCATION: 14401 Old Cutler Rd. DADE COUNTY, FLORIDA.

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and at which time the applicant amended his request by deleting the previous request of the Modification of Condition #7 of Resolution No. 4-ZAB-417-74 (pertaining to parking spaces in proximity to Old Cutler Road), and

At which time this Board was advised by staff and the legal department that a change in height requirements is really a Special Exception and not a Variance, and that therefore the standards of Special Exception would apply in this instance;

and after hearing all interested parties in the matter, and upon due and proper consideration having been given to the matter, it is the opinion of this Board that the amended application including the Special Exception of Height Requirements would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested Modification pertaining to condition #2 of Resolution 4-ZAB-417-74 be and the same is hereby approved;

BE IT FURTHER RESOLVED that the Variance of Height Requirements to permit a sanctuary 54 foot in height be and the same is hereby approved;

BE IT FURTHER RESOLVED that the Modification and Special Exception approval be subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Parking Layout for Old Cutler Presbyterian Church," as prepared by Hatcher-Zeigher\_Gunn and Assoc. and dated 7/19/76 and revised 11/22/76, identified as Exhibit "A" (which shows 18' landscaped buffer to the easterly property line), except the plan shall be modified to delete the three (3) parking spaces in proximity of Old Cutler Road in accordance with the withdrawal of the request at the hearing.
3. That both access and entrances to the proposed multi-purpose building be oriented toward the church structure and no access be permitted from SW 146th Street. That the landscaping and berm as shown between the parking area and SW 146th Street be extended easterly to the wall on the east property line.
4. That the landscaping plan indicate the type of plant material and size and including a sprinkler system be submitted to the Building and Zoning and Planning Departments and meet with their approval prior to the issuance of any building permits.
5. That the use be established and maintained in accordance with the approved plan.

The Zoning Director is hereby directed to make the necessary notations upon the records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this Resolution.

PASSED AND ADOPTED this 10th day of February, 1977

Heard 2/10/77  
Hearing No. 77-1-43  
2/17-77  
ns



cc: Hearing File  
Assessor

# METROPOLITAN DADE COUNTY • FLORIDA

909 SOUTHEAST 1ST AVENUE  
BRICKELL PLAZA BUILDING  
MIAMI, FLORIDA 33131  
TEL: 579-2500

BUILDING AND ZONING DEPARTMENT

February 17, 1977

Old Cutler Presbyterian Church, lessee  
4741 Old Cutler Road  
Miami, FL 33148

Re: REQUEST for MODIFICATION and SPECIAL EXEMPTION.  
Hearing No. 77-1-22/

Enclosed herewith is a copy of Resolution No. 6-2AB-81-77,  
adopted by the Metropolitan Dade County Zoning Appeals Board, approving your  
application concerning the above subject matter.

Please note the conditions under which said approval was granted, inasmuch  
as strict compliance therewith will be required. The required plot use plan  
should be submitted to this office in triplicate for approval before any  
detailed plans are prepared, inasmuch as building permits will not be issued  
prior to the approval of said plan.

You are hereby advised that the decision of the Zoning Appeals Board may be  
appealed by an aggrieved party (within 14 days) or by the Directors of the  
Dade County Building and Zoning Department and Planning Department (within  
18 days) as is provided in Chapter 33-313 of the Code of Metropolitan Dade  
County, Florida; and that no permits or Certificate of Use and Occupancy can  
be issued until the appeal periods have expired, and only if no appeal has  
been filed. Application for necessary permits and/or Certificate of Use and  
Occupancy should be made with this Department. The deadline for an appeal  
by the applicant and/or an aggrieved party is February 28,  
19 77.

Very truly yours,

Chester C. Czebrinski  
Assistant Director

CCC: ns

Enclosure

cc: Enforcement Division

# TRAFFIC ANALYSIS

OLD CUTLER PRESBYTERIAN CHURCH, INC.  
(MIAMI-DADE COUNTY FIRE RESCUE DEPARTMENT)  
VPB-14-007



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**Department of Public Works  
Planning and Zoning Comment Sheet**

Project: Proposed Miami Dade County Fire Rescue 2-Bay Station

Project Site: Miami Dade County Fire Station No.62- North Site Plan Review,  
14401 Old Cutler Road, Palmetto Bay, Florida 33158

Reviewer: Corrice E. Patterson

A handwritten signature in blue ink, appearing to read "CEP", is written over the name Corrice E. Patterson.

Date: September 15, 2014

The Village of Palmetto Bay Public Works Department (VPBPWD) has reviewed the proposed Site Plan, dated 9/02/14. The proposed site plan must meet the minimum requirements of Chapter 30 of the Village of Palmetto Bay Code of Ordinances.

The Village's Department of Public Works has no objection to the site plans.

---

1. All off-site improvements shall be constructed prior to issuance of CO.
2. The Public Works Department reserves the right to add or modify requirements based upon any additional information that may be received during and after this review process.

Should you need additional information or clarification on this matter, please contact the Department of Public Works at (305) 969-5011.

CC: Darby Delsalle, Planning and Zoning Director  
Travis Kendall, Planning & Zoning Administrator  
Danny Casals, Field Operation Supervisor

# POSTING & MAILING

OLD CUTLER PRESBYTERIAN CHURCH, INC.  
(MIAMI-DADE COUNTY FIRE RESCUE DEPARTMENT)  
VPB-14-007



## VILLAGE OF PALMETTO BAY NOTICE OF ZONING PUBLIC HEARING

The Village of Palmetto Bay shall conduct a zoning public hearing on Monday, October 20, 2014, at 7:00 p.m. The hearing shall be held at Village Hall, 9705 E. Hibiscus Street, Palmetto Bay, FL. Discussion and public input will be welcome concerning the following items that may be of interest to your immediate neighborhood:

### ITEM #1

Applicant: **DD&S Bay, LLC**  
File #: VPB-14-005  
Folio#': 33-5028-000-0220, 33-5028-000-0221, 33-5028-000-0222  
Location: 8900 SW 158<sup>th</sup> Street, and 28 55 40 west 97.50 feet of the east 122.50 feet of the 100 feet north 125 feet of the southeast 1/4 of the southwest 1/4 of the northeast 1/4 of the section less the extension area of the curve in the northeast corner AKA Parcel 2 per WP D-23399 OR 29097-0153, and 28 55 40 west 195 feet of the east 220 feet of the south 80 feet of the north 205 feet of the southeast 1/4 of the southwest 1/4 of the northeast 1/4 of the section AKA Parcel 3 Per WP D-23399 OR 29097-0153.  
Zoned: R-1, Single Family Residential District  
Request: Deletion of a covenant proviso of resolution removing a condition of a rezoning approval tying the properties to a specific site plan, thus permitting development to proceed consistent with the existing R-1 zoning requirements.

### ITEM #2

Applicant: **Old Cutler Presbyterian Church, Inc. (Miami-Dade County Fire Rescue Department)**  
File #: VPB-14-007  
Folios: 33-5023-001-0080  
Location: Southeast corner of Old Cutler Road and SW 142 Terrace  
Zoned: E-1, One Acre Estate Single Family District  
Request: Establishment of a fire rescue facility and associated site plan.

All persons are invited to appear and be heard. The documents pertaining to this public hearing may be inspected at the Department of Planning & Zoning at Village Hall, 9705 E. Hibiscus Street, Palmetto Bay, Florida, during regular working hours. Inquiries may be directed to the Clerk at (305) 259-1234. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information.

Pursuant to Section 286.0105, F.S., if any person decides to appeal any decision by the Village Council with regard to this or any matter, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission

**VILLAGE OF PALMETTO BAY  
NOTICE OF PUBLIC HEARING**

HEARING NUMBER: VPB-14-007  
APPLICANT NAME: Old Cutler Presbyterian Church, Inc. (Miami-Dade County Fire Rescue Department)  
FOLIO: 33-5023-001-0080  
PROJECT LOCATION: Southeast Corner of Old Cutler Road and SW 142 Terrace  
PALMETTO BAY, FL 33157

REQUEST: Establishment of a fire rescue facility and associated site plan.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF PLANNING AND ZONING AT VILLAGE HALL. PLANS MAY BE MODIFIED BEFORE AND DURING THE PUBLIC HEARING.

A PUBLIC HEARING WILL BE HELD MONDAY, OCTOBER 20, 2014, AT 7:00 PM AT THE COUNCIL CHAMBERS LOCATED WITHIN VILLAGE HALL, 9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157.

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE: However, objections or waivers of objection may be made in person at the hearing or filed in writing prior to the hearing date with the Department of Planning and Zoning. Any meeting may be opened and continued, and under such circumstances, additional legal notice would be provided. Any person may contact Village Hall at (305) 259-1234 for additional information. Please call the Village Clerk for ADA needs (or hearing impaired) no later than four (4) days prior to the proceedings.

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NOTICE OF PUBLIC HEARING**

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**VILLAGE OF PALMETTO BAY  
NOTICE OF PUBLIC HEARING**

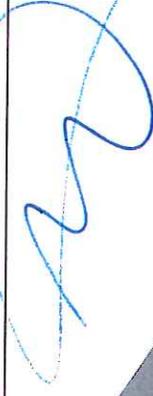
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09/30/2014 - 09:25:11



09/30/2014 - 09:25:04



09/30/2014 - 09:21:57



09/30/2014 - 09:21:50



# **APPLICANTS SUBMITTAL**

OLD CUTLER PRESBYTERIAN CHURCH, INC.  
(MIAMI-DADE COUNTY FIRE RESCUE DEPARTMENT)  
VPB-14-007

# APPLICATION

OLD CUTLER PRESBYTERIAN CHURCH, INC.  
(MIAMI-DADE COUNTY FIRE RESCUE DEPARTMENT)  
VPB-14-007

COPY



Miami-Dade Fire Rescue Department  
Office of the Fire Chief  
9300 N.W. 41st Street  
Doral, Florida 33178-2414  
T 786-331-5000 F 786-331-5101

miamidade.gov

September 8, 2014

RECEIVED  
Zoning Department

9/11/2014

Village of Palmetto Bay  
Building & Zoning Department

By:

Mr. Darby Delsalle, Director  
Department of Planning & Zoning  
Village of Palmetto Bay  
9705 East Hibiscus Street  
Palmetto Bay, FL 33157

**Re: Letter of Intent  
Zoning Hearing Application  
Miami-Dade Fire Rescue Department  
Palmetto Bay Fire Rescue Station No. 62**

Dear Mr. Delsalle:

This shall constitute the letter of intent submitted on behalf of Old Cutler Presbyterian Church, Inc. (the "Applicant") in support of its request for site plan approval.

The Applicant and the Miami-Dade Fire Rescue Department (MDFR) have agreed to execute a Contract for Purchase subject to site plan approval by the Village of Palmetto Bay. On behalf and with cooperation of the Applicant, MDFR has executed the attached zoning hearing application for your review and consideration.

The subject property consists of a vacant 1.17-acre parcel of land located on the southeast corner of SW 142 Terrace and Old Cutler Road (the "Property"). MDFR intends to acquire the property for the sole purpose of constructing the Palmetto Bay Fire Rescue Station No. 62 (the "Station").

During the past ten years, MDFR has conducted an extensive search within the Village of Palmetto Bay, along with adjoining municipalities, for a suitable parcel of land to construct the Station. Unfortunately, the search identified parcels that presented numerous limitations and impediments restricting its use for a fire station.

Throughout the search factors such as environmental protection, land use restrictions and neighborhood opposition further belated the progress. MDFR has conducted numerous inspections of the area, worked closely with the Miami-Dade County Internal Services Department, and discussed alternatives with Village officials.

MDFR identified the Property as suitable land and intends to construct a fire station that will serve the residents of Palmetto Bay as well as Pinecrest, Cutler Bay and Unincorporated Miami-Dade County.

Mr. Darby Delsalle, Director  
Department of Planning & Zoning  
Village of Palmetto Bay  
September 8, 2014  
Page 2 of 2

On August 18, 2003, an Advanced Life Support (ALS) Suppression unit was placed into service and housed at Station No. 50 located at 9798 Hibiscus Street. Upon completion of the Station, the unit and its staff will be relocated to the new Station.

The proposed Station will consist of a one-story, two-bay c.b.s. structure containing 10,749 sq. ft., designed to accommodate up to eleven (11) firefighter/paramedics, 24 hours a day, 7 days a week. Initially, the Station will be equipped with the aforementioned unit which is staffed with four (4) members. In addition to the Station, the site will be improved with visitor and staff parking areas, along with adequate open space, landscaping and buffering.

In an effort to properly buffer the fire station from adjoining properties, MDFR intends to erect a 6' high ornamental fence along the south property line and a 6' high masonry wall along the east property line.

MDFR intends to construct the fire station in a manner that will maintain adequate setbacks and lot coverage resulting in a minimal impact to the surrounding community. Further consideration will be taken when designing the façade of the fire station in an effort to assure that the fire station will be in harmony with surrounding structures.

The proposed fire station will house an emergency unit staffed by a total of four (4) members. As a result of the scheduled 7 AM shift change, staff must report to the fire station by no later than 6:45 AM. Departing staff members typically leave the fire station between 7:15 AM and 7:30 AM. Evidentially, the amount of vehicular traffic during non-peak period shall not merit a traffic study.

MDFR remains hopeful of the Village's favorable consideration of the Application.

For additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor, at 786-331-4544.

Sincerely,



Dave Downey  
Fire Chief  
Miami-Dade Fire Rescue Department

/ch

# Memorandum



**Date:** September 8, 2014  
**To:** Vivian Elespe, Manager  
Miami-Dade Fire Rescue Department  
Finance Section  
**From:** Scott Mendelsberg, Assistant Director  
Miami-Dade Fire Rescue Department  
**Subject:** Request for payment to the Village of Palmetto Bay  
Palmetto Bay Fire Rescue Station No. 62

Please remit payment in the amount of **\$2,280.00** via direct deposit to the **Village of Palmetto Bay**. This represents the filing fee as part of the Zoning Hearing Application being filed with the Village of Palmetto Bay in connection with proposed Palmetto Bay Fire Rescue Station No. 62.

The Application is seeking site plan approval to allow the construction of Palmetto Bay Fire Rescue Station No. 62 on a parcel of land located on the southeast corner of SW 142 Terrace and Old Cutler Road.

Index Code: CPE004FR1107

Sub-Object: 32250

Vendor Number: 050541068

Vendor Name: Village of Palmetto Bay

Please contact Carlos Heredia at 786-331-4544 should you have any questions or require additional information.

Approved

Date

Disapproved

  
\_\_\_\_\_  
Scott Mendelsberg  
Assistant Director

\_\_\_\_\_  
Scott Mendelsberg  
Assistant Director

/ch

Attachments

VPB-K-007



RECEIVED  
Zoning Department

9/11/2014

**ZONING HEARING (ZH) APPLICATION**  
Village of Palmetto Bay, Department of Planning and Zoning

Village of Palmetto Bay  
Building & Zoning Department

LIST ALL FOLIO #S: 33-5023-001-0080

Date Received \_\_\_\_\_

By: *[Signature]*

**1. NAME OF APPLICANT** (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

Old Cutler Presbyterian Church, Inc.

**2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:**

Mailing Address: 14401 Old Cutler Road

City: Palmetto Bay State: FL Zip: 33158 Phone#: 305-238-8121

**3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:**

Owner's Name (Provide name of ALL owners): same as above

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone#: \_\_\_\_\_

**4. CONTACT PERSON'S INFORMATION:**

Name: Company: Carlos Heredia; Miami-Dade Fire Rescue; 9300 NW 41 Street

City: Doral State: FL Zip: 33178 Cell Phone#: 305-322-9742

Phone#: 786-331-4544 Fax#: \_\_\_\_\_ E-mail: chh@miamidade.gov

**5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION**

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version it is requested that lengthy metes and bounds descriptions be provided on diskette or compact disc in Microsoft Word or compatible software.)

Lot 8 of Sunny South Acres PB 58 Pg 40

**6. ADDRESS OR LOCATION OF PROPERTY** (For location, use description such as NE corner of, etc.)

SE corner of SW 142 Terrace and Old Cutler Road

Palmetto Bay, FL 33158

**7. SIZE OF PROPERTY** (In acres): 1.17 (divide total sq. ft. by 43,560 to obtain acreage)

**8. DATE** property  acquired  leased: \_\_\_\_\_ **9. Lease term:** \_\_\_\_\_ years  
(month & year)

10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)?  yes  no  If yes, provide complete legal description of said contiguous property.

W 3/4 of S 1/4 of SW 1/4 of NE 1/4  
 lying E of Ingraham Highway less E 175'  
 of SW 1/4 of SE 1/4 of SW 1/4 of NE 1/4  
 Address: 14401 Old Cutler Road

11. Is there an option to purchase  or lease  the subject property or property contiguous thereto? no  yes  (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

Miami-Dade County Fire Rescue Department

12. PRESENT ZONING CLASSIFICATION: E-1

13. APPLICATION REQUESTS (Check all that apply and describe nature of the request in space provided)

District Boundary(zone) Changes [Zone(s) requested]: \_\_\_\_\_  
 (Provide a separate legal description for each zone requested)

Unusual Use: \_\_\_\_\_

Use Variance: \_\_\_\_\_

Non-Use Variance: \_\_\_\_\_

Alternative Site Development: Option: \_\_\_\_\_

Special Exception: \_\_\_\_\_

Modification of previous resolution/plan: \_\_\_\_\_

Modification of Declaration or Covenant: \_\_\_\_\_

14. Has a public hearing been held on this property within the eighteen (18) months?  no  yes. If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

15. Is this application a result of a violation notice?  no  yes. If yes, give name to whom the violation notice was served: and describe the violation:

16. Describe structures on the property: vacant

17. Is there any existing use on the property?  no  yes. If yes, what use and when established?  
 Use: \_\_\_\_\_ Year: \_\_\_\_\_

Planning Staff Use Only

Base Fee	Reviewed and Accepted by	Date
Receipt No.	Desmet Complete By	Date

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

\*\*\*\*\*

OWNER OR TENANT AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am) (we are)  owner  tenant of the property described and which is the subject matter of the proposed hearing.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Sworn to and subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

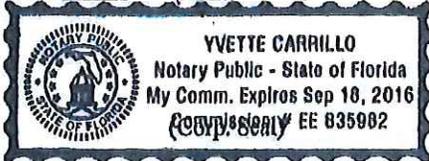
Notary Public: \_\_\_\_\_ Commission Expires: \_\_\_\_\_

\*\*\*\*\*

CORPORATION AFFIDAVIT

(I) (WE), Craig Branison, being first duly sworn, depose and say that (I am) (we are) the  President  Vice-President  Secretary  Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing, and that said corporation is the  owner  tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: \_\_\_\_\_



Craig Branison  
Authorized Signature

Director  
Office Held

Sworn to and subscribed to before me This 4 day of Sept, 2014.

Notary Public: 9/17/16  
Commission Expires: \_\_\_\_\_

\*\*\*\*\*

PARTNERSHIP AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am) (we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the  owner  tenant of the property described herein which is the subject matter of the proposed hearing.

By \_\_\_\_\_ %

By \_\_\_\_\_ %

By \_\_\_\_\_ %

By \_\_\_\_\_ %

Sworn to and subscribed to before me This \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public: \_\_\_\_\_ Commission Expires: \_\_\_\_\_

\*\*\*\*\*

ATTORNEY AFFIDAVIT

I, \_\_\_\_\_, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Signature \_\_\_\_\_

Sworn to and subscribed to before me This \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public: \_\_\_\_\_ Commission Expires: \_\_\_\_\_

OWNERSHIP AFFIDAVIT  
FOR  
CORPORATION

STATE OF Florida  
COUNTY OF Miami-Dade County

Public Hearing No. \_\_\_\_\_

Before me, the undersigned authority, personally appeared Craig Branson  
hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes  
and says:

1. Affiant is the <sup>Director</sup> ~~president, vice-president or CEO~~ of the Corporation, with the following address:  
14401 Old Cutler Road
2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as:  
Lot 8 of Sunny Acres PB 58 Pg 40
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Carlos Heredia  
Signature

CARLOS HEREDIA  
Print Name

[Signature]  
Signature

RAYMOND RIVERA  
Print Name

Craig Branson  
Affiant's signature

Craig L. Branson  
Print Name

Sworn to and subscribed before me on the 4 day of Sept 2014.

Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

Notary [Signature]

(Stamp/Seal)  
Commission Expires:



## RESPONSIBILITIES OF THE APPLICANT AFFIDAVIT

### I AM AWARE THAT:

1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. The Florida Building code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3<sup>rd</sup> District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Plan (CP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
5. Any covenant to be proffered must be submitted to the Village Attorney, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Village Attorney can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Village Attorney must carry a cover letter indicating subject matter, application number and hearing date. Village Attorney may be reached at (305) 854-5353.

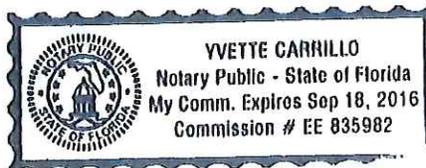
  
(Applicant's Signature)

Craig L. Branson  
(Print Name)

Sworn to and subscribed before me this 4 day of Sept, 2014. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

(Notary Public)  
My commission expires 9/18/16

FORM ZH-0107-04



**DISCLOSURE OF INTEREST\***

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Old Cutler Presbyterian Church, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Florida Non-Profit Corporation / Please see attached	
_____	_____
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: \_\_\_\_\_

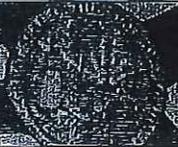
<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

**FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Non Profit Corporation**

OLD CUTLER PRESBYTERIAN CHURCH, INC.

**Filing Information**

Document Number	712040
FEI/EIN Number	591649267
Date Filed	12/29/1966
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	06/15/1984
Event Effective Date	NONE

**Principal Address**14401 OLD CUTLER ROAD  
MIAMI, FL 33158

Changed: 03/03/2000

**Mailing Address**14401 OLD CUTLER ROAD  
MIAMI, FL 33158

Changed: 03/03/2000

**Registered Agent Name & Address**JENSEN, ROBERT  
LAW OFFICE OF ROBERT W. JENSEN  
4675 PONCE DE LEON BLVD., SUITE 305  
CORAL GABLES, FL 33146

Name Changed: 03/11/1994

Address Changed: 03/11/1994

**Officer/Director Detail****Name & Address**

Title SD

Bandstra, Ted

6775 SW 89 Terr  
MIAMI, FL 33156

Title PD

COOK, RICK  
16775 SW 80 AVE  
MIAMI, FL 33157

Title VD

CORSON, CHARLES  
18651 SW 134 AVE  
MIAMI, FL 33177

Title TD

HOFFMAN, GEORGE  
7437 SW 169 TERRACE  
MIAMI, FL 33189

Title D

BRANSON, CRAIG L  
8357 SW 182 TERR  
PALMETTO BAY, FL 33157

**Annual Reports**

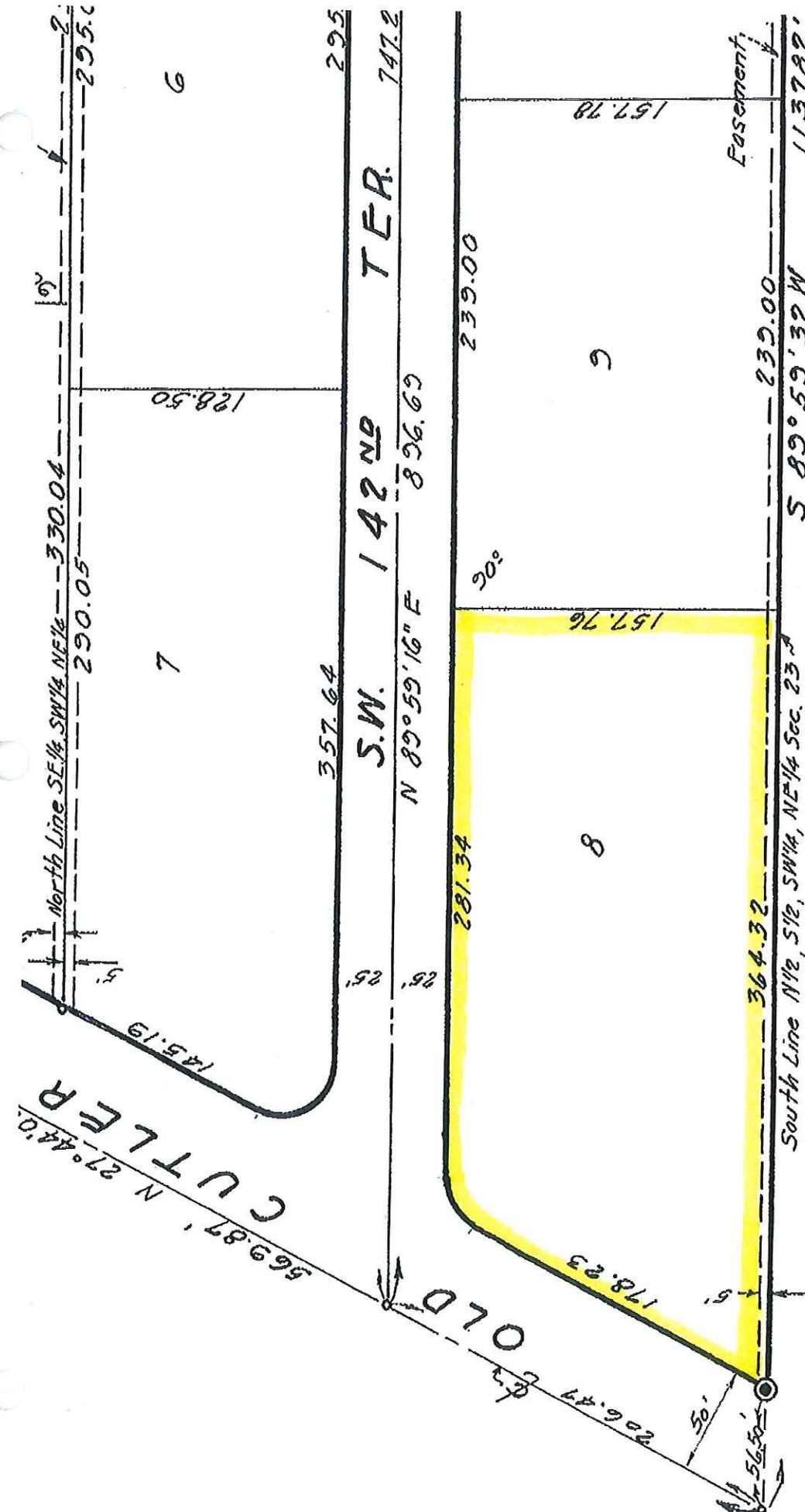
Report Year	Filed Date
2012	02/06/2012
2013	01/07/2013
2014	01/07/2014

**Document Images**

<a href="#">01/07/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">02/06/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/03/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/04/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">01/24/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/06/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>







# SUNNY SC

A SUBDIVISION IN THE NE;

Not Subdivid.

# PLANS & SURVEY

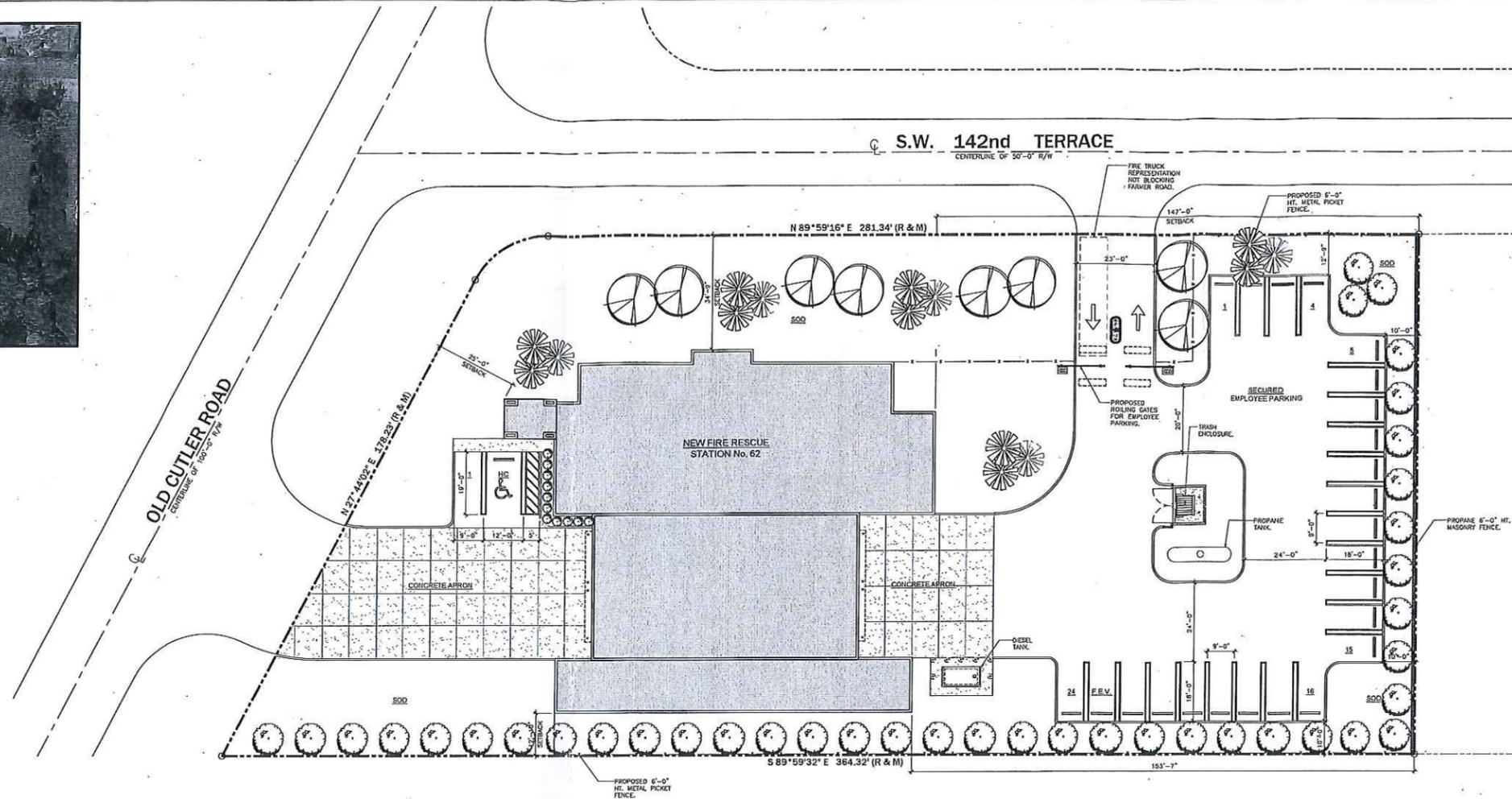
OLD CUTLER PRESBYTERIAN CHURCH, INC.  
(MIAMI-DADE COUNTY FIRE RESCUE DEPARTMENT)  
VPB-14-007





**LOCATION SKETCH**  
SCALE: 1" = 50'

**LEGAL DESCRIPTION:**  
23 55 40 1.17 AC SUNNY SOUTH ACRES PB 58-40 LOT 8  
FOLIO No: 33-5023-001-0080



**PROPOSED SITE PLAN**  
SCALE: 1/16" = 1'-0"

ZONING LEGEND	
PALMETTO BAY FIRE STATION No.62	
FLOOD ZONE : X	FLOOD ELEVATION:
ZONING CLASSIFICATION: E-1	
LOT AREA : 50,955 S.F.	
BUILDING AREA : 10,749 (GROSS)	
AREA CALCULATION	PROVIDED:
LOT COVERAGE	10,749 S.F. (21.0%)
IMPERVIOUS AREA	30,738 SQ. FT. (60%)
LANDSCAPE AREA	20,154 S.F. (40%)
BUILDING HEIGHT	22'-7" FT.
SETBACKS:	PROVIDED:
FRONT	25'-0"
WEST SIDE	12'-10"
EAST SIDE (STREET)	34'-0"
REAR	147'-0"
PARKING	PROVIDED:
STAFF RESERVING SPACE FOR EX. RESERVING SPACES	24 SPACES
PARKING FOR PUBLIC (INCLUDES TRUCK SPACE & HOV REQUIREMENTS)	2 SPACES
TOTAL	26 SPACES

**CONDITIONAL SITE APPROVAL GENERAL NOTES:**

- AT THE TIME OF PLANS PERMITTING MOFR WILL COMPLY WITH THE REQUIRED PARKING, LOADING SPACES, AND WALKWAYS INDICATING TYPE OF SURFACE, SIZE, ANGLE AND WIDTH OF STALLS AND AISLES, TOGETHER WITH A SCHEMA SHOWING THE NUMBER OF PARKING SPACES PROVIDED AND THE NUMBER REQUIRED ALL IN ACCORDANCE WITH THE PROVISION OF DIVISION 30-75.
- AT THE TIME OF PLANS PERMITTING MOFR WILL COMPLY WITH THE PROVISION FOR THE DISPOSITION OF OPEN SPACE AND LANDSCAPE & IRRIGATION PLAN INDICATING THE LOCATION, TYPE, SIZE AND DESCRIPTION OF ALL PROPOSED LANDSCAPE MATERIAL, INCLUDING THE LIMITS OR EXTENT OF TREE REMOVAL OR TREE PROTECTING PURSUANT TO DIVISION 30-105.
- AT THE TIME OF PLANS PERMITTING MOFR WILL COMPLY WITH ALL PROVISION FOR ADEQUATE DISPOSITION OF NATURAL AND STORM WATER IN ACCORDANCE WITH THE ADOPTED DESIGN CRITERIA AND STANDARDS OF THE VILLAGE OF PALMETTO BAY AND MIAMI-DADE COUNTY ENVIRONMENTAL RESOURCES MANAGEMENT DESIGN CRITERIA.
- AT THE TIME OF PLANS PERMITTING MOFR WILL PROVIDE A CERTIFICATE FROM A REGISTERED ARCHITECT THAT THE HOUSING/FLOOD PROOFED BUILDING WILL MEET THE FLOOD PROOFING CRITERIA AND DETAILED PLAN DOCUMENTING SCOPE OF WORK TO ENSURE COMPLIANCE WITH SUBSECTION 30-30(2)(b), 30-105.6, AND THE FLORIDA BUILDING CODE.
- AT THE TIME OF PLANS PERMITTING MOFR WILL PROVIDE CIVIL PLANS SHOWING ALL THE ADEQUATE CONTROL OF DUST, EROSION AND SEDIMENTATION, INCLUDING THE PROPOSED TEMPORARY AND PERMANENT CONTROL PRACTICES AND MEASURES THAT WILL BE IMPLEMENTED DURING ALL PHASES OF CLEARING, GRADING AND CONSTRUCTION.
- AT THE TIME OF PLANS PERMITTING MOFR WILL RETAIN A PROFESSIONAL LANDSCAPE ARCHITECT TO PREPARE ALL LANDSCAPE PLANS SHOWING ALL PLANTING DETAILS AND SCREENING MATERIALS. SPECIAL ATTENTION WILL BE GIVEN TO NORTH ELEVATION ON THE RIGHT OF WAY OF SW 142nd TERRACE.
- AT THE TIME OF PLANS PERMITTING MOFR WILL SUBMIT PLANS TO MIAMI-DADE COUNTY PUBLIC WORKS WASTE MANAGEMENT FOR REVIEW AND APPROVAL OF DRIVEWAY IMPROVEMENTS LOCATED WITHIN OLD CUTLER ROAD.
- ALL DRIVEWAY OPENINGS WILL BE A MINIMUM OF 20'-0" WIDE TO PROVIDE INGRESS/EGRESS.
- AT THE TIME OF PLANS PERMITTING MOFR WILL PROVIDE PLANS SHOWING ALL RICH AT DRIVEWAY ENTRANCE HAVING SUFFICIENT SIZE FOR APPARATUS TO MANEUVER.
- AT THE TIME PERMITTING MOFR WILL PROVIDE ALL NECESSARY TREE REMOVAL PLAN AND PERMIT APPROVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (DARE).
- TREES THAT MAY NEED RELOCATING INSTEAD OF REMOVAL WILL BE RELOCATED WITHIN THE PROPOSED FIRE STATION SITE.
- AT THE TIME OF PLANS PERMITTING MOFR WILL PROVIDE ALL NECESSARY PAVING AND DRAINAGE PLANS. PLANS ARE TO INCLUDE STORMWATER RUNOFF CALCULATIONS TO ENSURE THAT RESULTING INCREASED PROPOSED ELEVATION OF STRUCTURE WILL NOT DRAIN STORMWATER INTO ADJOINING PROPERTIES AND/OR PUBLIC RIGHT-OF-WAYS AS PER SECTION 30-30(2)(f) AND 30-405.1(c) OF THE VILLAGE OF PALMETTO BAY CODE OF ORDINANCES.
- AT THE TIME OF PERMITTING MOFR WILL PROVIDE A COVENANT FOR MAINTENANCE OF LANDSCAPING WITHIN RIGHT-OF-WAY AGREEMENT BETWEEN MOFR AND THE PROPERTY OWNER. THIS COVENANT MUST BE RECORDED IN THE PUBLIC RECORD OF MIAMI-DADE COUNTY BEFORE ISSUANCE OF A PERMIT FOR ANY INSTALLATION WITHIN VILLAGE RIGHT-OF-WAY.
- PLANS SUBMITTED FOR PERMITTING WILL CONFORM TO MUTED, IMPROVAL, FODI, VISIWA AND OTHER APPROPRIATE STANDARD FOR ENGINEERING DESIGN IN THE PUBLIC RIGHT-OF-WAY.
- AT THE TIME OF PERMITTING MOFR WILL PROVIDE ALL NECESSARY SCHEDULES ALL IN COMPLIANCE WITH THE LATEST EDITION OF ADA CODE.
- AT THE TIME OF PERMITTING MOFR WILL PROVIDE ALL NECESSARY DETAILED PLANS FOR WATER AND SEWER.



OWNER:  
**MIAMI-DADE  
FIRE RESCU**  
Facilities & Construct  
Division  
9300 N.W. 41st STREET  
MIAMI, FLORIDA 33178  
tel: (786) 331-4500  
fax: (786) 331-4501  
ANGEL H. LAMELA  
ARCHITECT AR-000929



"Delivering Excellen  
Every Day"

PROJECT:  
**MIAMI-DADE FIRI  
RESCUE  
2-BAY STATION**

14401 OLD CUTLE  
ROAD  
MIAMI FL 33158

PROJECT No.  
002-62  
ISSUED FOR:  
PRELIMINARY

Note to Contractor:  
Written dimension have preference over scaled dimensions.  
Should discrepancies arise please stop and contact our office for clarifications 786-331-4500.  
Original drawing is 24" x 36", scale and accordingly if needed.

No.	DATE	REVISION	B

DATE:  
09-02-2014  
SCALE:  
AS SHOWN  
DRAWN BY:  
MARIBY NEBLAS  
CHECKED BY:  
AHL  
REAL / ARCHITURE

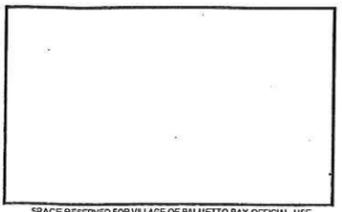


ANGEL H. LAMELA AR - 000929  
This drawing is property of the Miami-Dade Fire Rescue Facilities & Construction Division and is not to be reproduced or copied in whole or in part for any other project without the written permission of the owner.

SHEET TITLE  
**PROPOSED  
SITE PLAN**

SHEET NUMBER  
**A-1.0**

**RECEIVED**  
**Zoning Department**  
9/11/2014  
**Village of Palmetto Bay**  
**Building & Zoning Department**  
By: *[Signature]*



SPACE RESERVED FOR VILLAGE OF PALMETTO BAY OFFICIAL USE







# TRAFFIC STUDY

OLD CUTLER PRESBYTERIAN CHURCH, INC.  
(MIAMI-DADE COUNTY FIRE RESCUE DEPARTMENT)  
VPB-14-007

## Travis Kendall

---

**From:** Heredia, Carlos (MDFR) <chh@miamidade.gov>  
**Sent:** Monday, September 29, 2014 11:49 AM  
**To:** Shen, Joan (PWWM)  
**Cc:** Corrice Patterson; 'Darby Delsalle '; Lamela, Angel (MDFR); Khan, Muhammad (PWWM); Bird, Clarence (PWWM); Eymil, Yelenys (PWWM); Mendelsberg, Scott (MDFR); Travis Kendall; Nieblas, Manny (MDFR)  
**Subject:** RE: Palmetto Bay\_14200 Old Cutler Road fire rescue station proposal- SR 2014070422

Dr. Shen,

Thank you for your prompt attention to this matter. Your assistance is greatly appreciated.

Regards,  
Carlos Heredia

---

**From:** Shen, Joan (PWWM)  
**Sent:** Monday, September 29, 2014 11:45 AM  
**To:** Heredia, Carlos (MDFR)  
**Cc:** Patterson, Corrice [Palmetto Bay]; 'Darby Delsalle '; Lamela, Angel (MDFR); Khan, Muhammad (PWWM); Bird, Clarence (PWWM); Eymil, Yelenys (PWWM)  
**Subject:** Palmetto Bay\_14200 Old Cutler Road fire rescue station proposal- SR 2014070422

Good morning Mr. Heredia,

In response to your inquiry regarding traffic analysis needs for the proposed fire station at an alternate location in the Village of Palmetto Bay, a review has been completed by Public Works and Waste Management Department (PWWM), Traffic Engineering Division. As such, the fire station is now proposed at the southeast corner of the intersection at Old Cutler Road and SW 142 Terrace and will be equipped with a single emergency vehicle, occupied by four (4) staff members. Please note that as a result of staff's research and a review of the information provided, PWWM does not anticipate any significant traffic impacts on the neighboring roadway network. Therefore, no additional traffic impact study is required by our office.

Should you have any questions or require additional information, please feel free to contact Mr. Muhammad Khan, P.E., PTOE, PTP, at (305) 375-2030.

Thank you,

Joan Shen, Ph.D., P.E., PTOE, Chief  
Traffic Engineering Division  
Miami-Dade County Public Works and Waste Management  
111 NW 1st Street, Suite 1510, Miami, FL 33128  
Phone: 305-375-2030, Fax: 305-372-6064  
<http://www.miamidade.gov/pubworks/>  
"Delivering Excellence Every Day"